

Appendix A-3

Comments Received in Response to the NOP

>----- Forwarded message -----

>From: Abigail Severance <bellecote@mac.com>

>Date: Wed, 18 Nov 2015 18:00:11 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>I am particularly concerned about PARK LAND, SCHOOLS and EMERGENCY

>RESPONSE CAPACITY for this proposed development, as these things

>severely impact the neighborhood.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.

>Washington/Glassell Park Specific Plan in 25 years. In addition there

>is other development taking place in surrounding neighborhoods. This

>will have a significant impact on infrastructure and public safety and

>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations.

>This has not been adequately studied nor addressed.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan.

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

>within the community where residents can view nature, hike and do

>nature studies. The impact is significant and requires further

>study.

>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further

>studies on the inadequate infrastructure that includes whether sewer is

>actually available or if septic will need to be used for these homes.

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los
>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>Abigail Severance

>3524 The Paseo, LA 90065

>bellecote@mac.com

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>* * * *

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>

>--

>Diana Kitching

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>

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CHARLTON H. BONHAM, Director



November 24, 2015

Ms. Diana Kitching
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Diana.Kitching@lacity.org

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Abode at Glassell Park Project, City of Los Angeles, Los Angeles County (SCH #2015101077)

Dear Ms. Kitching:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Abode at Glassell Park Project (Project) Draft Environmental Impact Report (DEIR).

The Project area is located within the City of Los Angeles. The approximately 4-acre Project site is located on Haverhill Drive, Haverhill Way and Brilliant Drive and is bound by existing single family homes to the north, east, and west and open space to the south. The Project is located in the eastern-most portion of the Santa Monica Mountains it transitions towards the San Rafael Hills and Verdugo Hills. The site contains native vegetation including walnut woodland.

The Project involves development of 32 lots for single family homes. The Project also includes the extension of Haverhill Drive and Brilliant Drive.

The following comments and recommendations have been prepared pursuant to the Department's authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq.*, and pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines § 15386) to assist the Lead Agency in avoiding or minimizing potential project impacts on biological resources.

Specific Comments

- 1) Walnut Trees/ Walnut Woodland: The Department considers walnut woodlands a sensitive vegetation community. The Department recommends configuring the Project in such a way as to avoid disturbance or impacts to this sensitive community. The Department has found that mitigating for walnut trees or walnut woodland is extremely difficult given the limited distribution of remaining walnut woodland for use as mitigation. If avoidance is not feasible, the Department recommends the lead agency condition the project to create and preserve three acres of walnut woodlands each acre lost or replace individual trees at a ratio 15:1. In addition, when determining impact to habitat, the lead agency should include all disturbance

Conserving California's Wildlife Since 1870

activities, including fuel modification.

- 2) Fuel Modification. The Department recommends the DEIR include all fuel modification areas in the impact analysis, including off-site impacts to neighboring open space. The Department considers fuel modification activities as adverse impacts to ecosystems. Modifying habitat by removal or thinning of vegetation, as well as removing leaf litter, logs, dead trees and shrubs directly impact the function of the habitat. Additionally, thorough biological inventories of all fuel modification areas are recommended to assess impacts to Threatened, Rare, Endangered species, and riparian habitats. The Department recommends the lead agency condition the project to incorporate wildfire protection building construction standards for the wildland-urban interface.
- 3) Wildlife Movement. The Project site is located in a low-density hillside area that currently provides some connectivity from the Santa Monica Mountains/Griffith Park area to the San Rafael/Monterrey Hills up to the Verdugo Mountains for wildlife, including mountain lions, deer, and coyote. As this area becomes more densely developed, these corridors are becoming more tenuous. The direct impact as well as the cumulative impacts of development to this area should be analyzed in the DEIR.

General Comments

- 4) Project Description and Alternatives. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:
 - a) A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas; and,
 - b) A range of feasible alternatives to project component location and design features to ensure that alternatives to the proposed project are fully considered and evaluated. The alternatives should avoid or otherwise minimize direct and indirect impacts to sensitive biological resources and wildlife movement areas.
- 5) Lake and Streambed Alteration Agreements (LSA). As a Responsible Agency under CEQA Guidelines section 15381, the Department has authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream, or use material from a streambed. For any such activities, the project applicant (or "entity") must provide written notification to the Department pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, the Department determines whether a Lake and Streambed Alteration Agreement (LSA) with the applicant is required prior to conducting the proposed activities. The Department's issuance of a LSA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. As a Responsible Agency, the Department may consider the Negative Declaration or Environmental Impact Report of the local jurisdiction (Lead Agency) for the project. To minimize additional requirements by the Department pursuant to section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring

and reporting commitments for issuance of the LSA.¹

- a) The project area supports aquatic, riparian, and wetland habitats; therefore, a preliminary jurisdictional delineation of the streams and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by the Department.² Some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers' Section 404 permit and Regional Water Quality Control Board Section 401 Certification.
 - b) In project areas which may support ephemeral streams, herbaceous vegetation, woody vegetation, and woodlands also serve to protect the integrity of ephemeral channels and help maintain natural sedimentation processes; therefore, the Department recommends effective setbacks be established to maintain appropriately-sized vegetated buffer areas adjoining ephemeral drainages.
 - c) Project-related changes in drainage patterns, runoff, and sedimentation should be included and evaluated in the environmental document.
- 6) Wetlands Resources. The Department, as described in Fish & Game Code § 703(a) is guided by the Fish and Game Commission's policies. The Wetlands Resources policy (<http://www.fgc.ca.gov/policy/>) of the Fish and Game Commission "...seek[s] to provide for the protection, preservation, restoration, enhancement and expansion of wetland habitat in California. Further, it is the policy of the Fish and Game Commission to strongly discourage development in or conversion of wetlands. It opposes, consistent with its legal authority, any development or conversion which would result in a reduction of wetland acreage or wetland habitat values. To that end, the Commission opposes wetland development proposals unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. The Commission strongly prefers mitigation which would achieve expansion of wetland acreage and enhancement of wetland habitat values".
- a) The Wetlands Resources policy provides a framework for maintaining wetland resources and establishes mitigation guidance. The Department encourages avoidance of wetland resources as a primary mitigation measure and discourages the development or type conversion of wetlands to uplands. The Department encourages activities that would avoid the reduction of wetland acreage, function, or habitat values. Once avoidance and minimization measures have been exhausted, the project must include mitigation measures to assure a "no net loss" of either wetland habitat values, or acreage, for unavoidable impacts to wetland resources. Conversions include, but are not limited to, conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks, which preserve the riparian and aquatic values and functions for the benefit to on-site and off-site wildlife populations. The Department recommends mitigation measures to compensate

¹ A notification package for a LSA may be obtained by accessing the Department's web site at www.wildlife.ca.gov/habcon/1600.

² Cowardin, Lewis M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. Report FWS/OBS-79-31, U.S. Department of the Interior, Fish and Wildlife Service.

for unavoidable impacts be included in the DEIR and these measures should compensate for the loss of function and value.

- b) The Fish and Game Commission's Water policy guides the Department to [insure] the quantity and quality of the waters of this state should be apportioned and maintained respectively so as to produce and sustain maximum numbers of fish and wildlife; to provide maximum protection and enhancement of fish and wildlife and their habitat; encourage and support programs to maintain or restore a high quality of the waters of this state, and prevent the degradation thereof caused by pollution and contamination; and endeavor to keep as much water as possible open and accessible to the public for the use and enjoyment of fish and wildlife. The Department recommends avoidance of water practices and structures that use excessive amounts of water, and minimization of impacts that negatively affect water quality, to the extent feasible.
- 7) California Endangered Species Act (CESA). The Department considers adverse impacts to a species protected by CESA, for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, candidate species, or state-listed rare plant species that results from the Project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from the Department may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subds. (b),(c)). Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
 - 8) Biological Baseline Assessment. To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, regionally and locally unique species, and sensitive habitats, the DEIR should include the following information:
 - a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]);
 - b) a thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <http://www.dfg.ca.gov/habcon/plant/>);

- c) floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the project site and within the neighboring vicinity. *The Manual of California Vegetation*, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008³). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
 - d) a complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by the project. The Department's California Natural Diversity Data Base (CNDDDB) in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at http://www.dfg.ca.gov/biogeodata/cnddb/submitting_data_to_cnddb.asp ;
 - e) a complete, recent assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines § 15380). Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service; and,
 - f) a recent, wildlife and rare plant survey. The Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame, or in phases.
- 9) Biological Direct, Indirect, and Cumulative Impacts. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR:
- a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage. The latter subject should address project-related changes on drainage patterns and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussion should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation

³Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2008. A manual of California Vegetation, 2nd ed. ISBN 978-0-943460-49-9.

measures proposed to alleviate such impacts should be included;

- b) a discussion regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR;
 - c) the impacts of zoning of areas for development projects or other uses nearby or adjacent to natural areas, which may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document; and,
 - d) a cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
- 10) Avoidance, Minimization, and Mitigation for Sensitive Plants. The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts. The Department considers these communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3 and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2008).
- 11) Compensatory Mitigation. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail, please note that landscaping is not the same as habitat mitigation. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
- 12) Long-Term Management of Mitigation Lands. For proposed preservation and/or restoration, the DEIR should include measures to protect the targeted habitat values from direct and indirect negative impacts in perpetuity. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include, but are not limited to, restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. An appropriate non-wasting endowment should be set aside to provide for long-term management of mitigation lands.

- 13) Nesting Birds. In order to avoid impacts to nesting birds, the DEIR should require that clearing of vegetation and construction occur outside of the peak avian breeding season, which generally runs from February 1st through September 1st (as early as January 1 for some raptors). If project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds within three days prior to the work in the area, and ensure that no nesting birds in the project area would be impacted by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300 feet (500 feet for raptors), be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
- 14) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of moving an individual from the project site and permanently moving it to a new location. The Department generally does not support the use of, translocation or transplantation as the primary mitigation strategy for unavoidable impacts to rare, threatened, or endangered plant or animal species. Studies have shown that these efforts are experimental and the outcome unreliable. The Department has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals, and their habitats.
- 15) Moving out of Harm's Way. The proposed project is anticipated to result in clearing of natural habitats that support many species of indigenous wildlife. To avoid direct mortality, the Department recommends a qualified biological monitor approved by the Department be on site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or project-related construction activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.
- 16) Wildlife Movement and Connectivity. The project area supports significant biological resources and is located adjacent to a regional wildlife movement corridor. The project area contains habitat connections and supports movement across the broader landscape, sustaining both transitory and permanent wildlife populations. Onsite features, which contribute to habitat connectivity, should be evaluated and maintained. Aspects of the project could create physical barriers to wildlife movement from direct or indirect project-related activities. Indirect impacts from lighting, noise, dust, and increased human activity may displace wildlife in the general area.
- 17) Revegetation/Restoration Plan. Plans for restoration and re-vegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting

the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

- a) The Department recommends that local onsite propagules from the project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.
- b) Restoration objectives should include providing special habitat elements where feasible to benefit key wildlife species. These physical and biological features can include, for example, retention of woody material, logs, snags, rocks and brush piles (see Mayer and Laudenslayer, 1988⁴, for a more detailed discussion of special habitat elements).

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Kelly Schmoker at (949-581-1015), and Kelly.Schmoker@wildlife.ca.gov.

Sincerely,



Betty J. Courtney
Environmental Program Manager I

ec: Erinn Wilson, CDFW, Los Alamitos
Victoria Chau, CDFW, Los Alamitos
Scott Morgan, State Clearinghouse, Sacramento

⁴Mayer, K. E. and W. F. Laudenslayer, Jr. 1988. Editors: A guide to wildlife habitats of California. State of California, The Resources Agency, Department of Forestry and Fire Protection, Sacramento, CA.

November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

This letter is in reaction to the Initial Study submitted by the Applicant concerning the proposed 32 home development by Adobe.

My wife and I moved to Sundown Drive in Glassell Park this past april. When we purchased our home, we were unaware of the proposed massive development by Adobe homes. I am a professional architect and artist and have a strong connection to the land. What we had been searching for in a neighborhood, we finally discovered in the hills of glassell park, a unique artist community with a rare balance of nature and open space for the entire community to enjoy. Open space is a precious commodity, especially in Los Angeles where according to statistics less than 30% of LA residents live within walking distance of a nearby open green space.

I want to cite an example of what happens when open green space is lost to developers. We were homeowners in Venice for the last 17 years. Our old neighborhood, called the silver triangle, did not have any open green space. Around the corner from our house was a privately owned fenced off piece of land 4 lots wide that sat vacant for years. In 2010 the owners of the property decided to repurpose their land as a community garden for the neighborhood. The neighborhood embraced the garden and it quickly became the centerpoint for neighborhood activities.

Unfortunately earlier this year with the recent explosion of home prices the owners decided to take down the community garden and max out the lots with oversized condos. Overnight the community garden disappeared and the sense of community collapsed with it.

We have a rare opportunity here to create a legacy for future generations to come. We must think of the greater good for the community and not be myopic with the lure of quick financial gain. I am strongly recommending the city of LA find an alternate natural solution for walnut canyon.

I also wanted to touch upon the impact this proposed development WILL have upon the wildlife. Walnut canyon is filled with dens and nests providing safe shelter for a wide variety of species of animals. Each time I hike the canyon I inevitably discover a new den or nest. When we moved here in april, the city cut back most of the brush in the canyon causing many coyotes to be displaced. Considering the current drought and lack of water, compounded with now loosing their homes, these coyotes found shelter on our streets. A large pack of coyotes moved in under two of our neighbors houses and had litters there. There was a near fatal attack by a coyote on our neighbors dog. The coyotes became confused and were wandering our streets at all hours.

I believe there are hundreds of coyotes who claim walnut canyon as their home. If this development moves forward, this will trigger a massive displacement of coyotes and pose a legitimate threat to area residents, cats, dogs and small children.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. In particular with the lack of sidewalks in our neighborhood it already is a dangerous place to walk for young children and older folks. The added traffic will pose and major problem. **In addition, it is critical to examine the potential health hazards (ie. crystalline silica) and overall compromised air quality associated with the scope of this huge construction project, taking into account residents with asthma as well as those with compromised immune systems, and factoring in the known existence of extremely strong winds in the Walnut Canyon area which blow everything around.**

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

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This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

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The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

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The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are 3 stories in size. There needs to be a better study of this along with the schools in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE designated park in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the

inadequate infrastructure including old pipes not meant for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR and I urge you to require an alternate study demonstrating the benefits of establishing Walnut Canyon as a protected park for the entire community to enjoy for years to come.

“The enjoyment of the choicest natural scenes in the country and the means of recreation connected with them is a monopoly...of very few rich people.... For the same reason that the water of rivers should be guarded against private appropriation and the use of it for the purpose of navigation and otherwise protected against obstruction, portions of the natural scenery may therefore properly be guarded and cared for by government.... The establishment by government of great public grounds is thus justified and enforced as a public duty”- Fredrick Law Olmstead – urban planner for central park

Thank you for your consideration.

Kind Regards,
Adam Davis
2447 Sundown Drive
Glassell Park, 90065
Adamd2@mac.com

From: **Alondra Hernandez** <alondra18hernandez@gmail.com>
Date: Wed, Nov 18, 2015 at 9:49 AM
Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: Diana.Kitching@lacity.org

17 November 2015

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

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This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: **to make this land into park space** and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Alondra Hernandez
Glassell Park Resident
3023 Carlyle St.

>

>----- Forwarded message -----

>From: amy.ellenberger@yahoo.com

>Date: Fri, 20 Nov 2015 00:19:28 +0000 (UTC)

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

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>concerning the proposed 32 home development the largest proposed
>development within the Mt. Washington / Glassell Park Specific Plan
>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project
>be considered. In addition, I ask that a study be conducted for an
>alternative outcome that would envision this property as parkland,
>which is the primary interest of this community. There is such little
>park space in Glassell Park and even less open space in Los Angeles.
>As the neighborhood grows, please consider the long term effects of
>such development and preserving valuable open space for future
>generations over the short term financial motives of one developer.

>

>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts all of which need to be addressed by a full,
>comprehensive EIR, but there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
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>Among the items that need to be addressed fully are:

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>There is nothing addressing the impact of building retaining walls and
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>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside.

>

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>There is both geological evidence and longtime resident's accounts of
>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife
>corridors on the hillside, the loss of a significant and protected
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>Walnut Trees during this past brush season, which is illegal. Habitat
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>

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>the City needs a holistic approach to development in these hillsides.

>

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>This has not been adequately studied nor addressed.

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>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Amy Ellenberger

>3540 The Paseo, LA 90065

>amy.ellenberger@yahoo.com

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Ana Vejzovic Sharp <anavsharp@gmail.com>

>Date: Thu, 19 Nov 2015 11:06:59 -0800

>Subject: Full EIR for Walnut Canyon Development!

>To: Diana.Kitching@lacity.org

>Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

>

>17 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially

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>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

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>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report. Our house is located right up against the

>canyon, downhill. This is a major concern.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside. Our house is

>located right up against the canyon, downhill. This is a major concern.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a

>significant impact on infrastructure and public safety and the City

>needs a holistic approach to development in these hillsides. Our

>streets and traffic patterns can't handle an additional, 32 cars at

>minimal and more like 64!, we already deal with traffic issues on Division.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations.

>This has not been adequately studied nor addressed.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan. Once can never

>anticipate how or what a household size will be!

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

>within the community where residents, of all ages, can view nature, hike and do nature studies.

> The impact is significant and requires further study. Communities

>need green and outdoors spaces. Especially as populations grow, we need

>outdoor spaces to engage as a community and get out beyond our homes.

>We live in a region that allows for large yearly periods of outdoor

>time. Please don't take this one chance for green space away from us!

>We and our children love the time and space the canyon provide us.
>
>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further
>studies on the inadequate infrastructure that includes whether sewer is
>actually available or if septic will need to be used for these homes.
>
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>Between the almost constant water main breaks in the City of Los
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>As a concerned resident, I ask that you require the Applicant to create
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>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.
>
>Thank you for your time and consideration.
>
>Sincerely,
>
>Ana Vejzovic Sharp
>3825 Division Street LA, CA 90065
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Angela Giacchetti <angela@giacchetti.com>

>Date: Fri, 20 Nov 2015 00:26:03 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Dear Ms. Kitching:

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

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>Applicant considers as ³Less Than Significant Impact² when they should

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>Among the items that need to be addressed fully are:

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>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

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>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

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>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

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>California Black Walnut woodland and other native plant species. The

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>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell
>Park Specific Plan in 25 years. In addition there is other development
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>impact on infrastructure and public safety and the City needs a
>holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations. This
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>

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>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
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>

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>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>Angela Giacchetti
>2525 Sundown Drive
>Los Angeles, CA 90065
>Angela@Giacchetti.com

>--

>Angela Giacchetti

>

>www.angela.giacchetti.com

>mobile: 862.686.2061

>email: angela@giacchetti.com

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>
>----- Forwarded message -----
>From: Jack Fenn <jackfenn1@gmail.com>
>Date: Wed, 18 Nov 2015 15:35:38 -0800
>Subject: ENV-2015-2354-EIR / Glassell Park Project
>To: Diana.Kitching@lacity.org
>Cc: NELAGreenSpace@gmail.com, Fenn Anne <vinfenn@gmail.com>
>
>November 18, 2015
>
>Diana Kitching, Planning Associate
>Major Projects & Environmental Analysis Section Department of City
>Planning, City of LA
>200 N. Spring St., Room 750 LA, Ca. 90012
>
>Dear Ms. Kitching:
>
>We are writing to request a full EIR of this large development in the
>Mt. Washington/Glassell Park Specific Plan area. There is a long list
>of adverse effects accompanying this project which warrant great
>scrutiny, and we feel that NELA will be badly served if these issues
>are not addressed. The developer needs to do a full EIR, and the City
>has to safeguard us all.
>
>Ideally, this beautiful space with its grasslands and indigenous
>walnuts should become open public space.
>
>Sincerely,
>Anne and Jack Fenn
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Lapageria <lapageria1116@gmail.com>

>Date: Wed, 18 Nov 2015 12:35:28 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>18 November 2015

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>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

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>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>Dear Ms. Kitching:

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>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Anne Jones
>2735 W. Ave. 33
>Los Angeles, CA 90065
>lapageria1116@gmail.com

>

>

>

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Tony Valle <rep2tango@yahoo.com>

>Date: Thu, 19 Nov 2015 01:58:02 +0000 (UTC)

>Subject: Re: New Development and City Planning

>To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

>Cc: NELAGreenspace <nelagreenspace@gmail.com>

>

> 17 November 2015

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

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>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

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>Thank you for your time and consideration.
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>Sincerely,
>
>Anthony and Sigita Valle
>4017 Division Street Glassell Park, CA 90065
>E: rep2tango@yahoo.com
>
>* * * *Tony Valle323 627 3587
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Armando Bonilla <firemando1@icloud.com>

>Date: Thu, 19 Nov 2015 14:16:14 -0800

>Subject: Walnut Canyon/ 32 Houses

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>Good Afternoon Ms. Kitching,

> I am asking that a full environmental impact report be conducted. I

>feel this enormous development project would negatively effect our

>community in many ways. I ask that you please take the time to really

>analyze how much it would destroy our beautiful community.

>

>Thank You,

>Armando Bonilla

>323 854-4487

>Firemando@hotmail.com

>3900 Brilliant Way

>Los Angeles, CA 90065

>Sent from my iPhone

>

>

>--

>Diana Kitching

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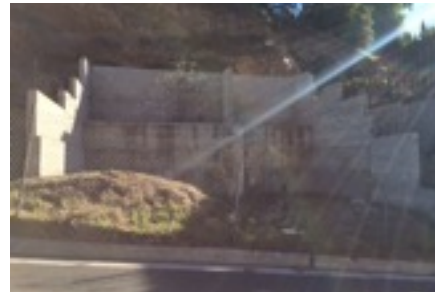
Beatrice James
3929 Brilliant Drive
Los Angeles, CA 90065
November 7, 2015

Diana Kitching
Department of City Planning, Environmental Analysis Section
200 North Spring Street, Room 750
Los Angeles, CA 90012



Property at 3920 Brilliant Drive, Los Angeles, 90065

**Environmental Impact Report ENV-2015-2354-EIR/
Abode at Glassell Park Project**



Properties Shown on Cazador Street and Primavera off Division

Environmental Factors Potentially Affected: Aesthetics, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality.

Dear Ms. Kitching,

In reviewing the proposed development I wonder that this potential environmental and economic debacle could even be considered let alone brought to fruition. The proposition of building thirty-two homes in an area this small and already suffering from increased traffic and noise is either recklessly shortsighted or cynically expedient. In a time of historic drought and an over-reliance on water that may or may not be coming, how can any city planner or developer in good conscious propose such a venture? As a thirty year resident of Glassell Park, taxpayer, and active voter, I have seen a lot of changes to my neighborhood, some beneficial, some detrimental. As a native to Los Angeles I am very familiar with real estate booms and busts. As we are currently in a boom all projects seem viable, the recent expansion of Highland Park and adjacent areas attest to this. However, one needn't go back too far to consider what will happen after we experience another large earthquake or El Nino rains. The lure of inexpensive real estate to develop or gentrify suddenly becomes unattractive to speculator and investor alike. Economic downtown-turns only affect those of us left behind to suffer the consequences.

Destabilizing hillsides with over building will potentially affect more households than might be calculated. How will the city respond to the lawsuits that will surely occur with residents homes sliding down hillsides such as occurred in 2005? Where are the

engineering/geological reports and what provision has been made for when a project remains incomplete like the ones I have attached to this document? The first photograph is of a property on my own street, 3920 Brilliant Drive, which has remained like this for ten plus years. The others pictured on Cazador Street and Primavera Street exceed twenty years. The prospect of staring down at thirty-two such endeavors will blight the property values of established residents and create a “Dust Bowl” effect for years to come.

Practicalities, such as how will garbage trucks that are already having to reverse down narrow streets to collect trash bins, do it with seventy-two more cars trying to get by to go to work, need to be considered. How will residents accustomed to walking their children and dogs, navigate narrow streets with new residents speeding down the hill ignoring ineffectual stop signs? The speeding and not stopping is already a dangerous development we have seen in the past five years, opening up Brilliant Drive will only compound the issue.

In closing, my neighbors and I would like to know, what benefit do we get from the destruction of a small green patch where wildlife resides and our children go on nature hikes to have an outdoor adventure? People are fond of saying that Los Angeles has more green space than any major metropolitan city, and that may be true, but how many of us have to climb into a car to get there? I think the money saved in potential lawsuits and negative voter backlash could be used to purchase this land from the developers and positive community relations restored.

Sincerely,

Beatrice James

cc: Mayor Eric Garcetti
Gil Cedillo
KPPC Newsroom

>
>----- Forwarded message -----
>From: BenParkJr@aol.com
>Date: Thu, 19 Nov 2015 18:00:19 -0500
>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project
>To: Diana.Kitching@lacity.org
>Cc: nelagreenspace@gmail.com
>
>
>19 November 2015
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>

>Ben and Karen Park

>909 Oneonta Drive

>Los Angeles, CA 90065

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>

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>----- Forwarded message -----

>From: Bonita Bouvier <bonita.bouvier@yahoo.com>

>Date: Wed, 18 Nov 2015 12:56:35 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

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>Date: Wed, 18 Nov 2015 22:16:55 +0000 (GMT)

>Subject: Walnut Canyon

>To: Diana.Kitching@lacity.org

>Cc: nELAGreenSpace@gmail.com

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>Date: Thu, 19 Nov 2015 11:09:04 -0800

>Subject: FULL EIR for Walnut Canyon Development!

>To: Diana.Kitching@lacity.org

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>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan. Once can never

>anticipate how or what a household size will be!

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

>within the community where residents, of all ages, can view nature, hike and do nature studies.

> The impact is significant and requires further study. Communities

>need green and outdoors spaces. Especially as populations grow, we need

>outdoor spaces to engage as a community and get out beyond our homes.

>We live in a region that allows for large yearly periods of outdoor

>time. Please don't take this one chance for green space away from us!

>We and our children love the time and space the canyon provide us.
>
>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further
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>
>WATER SUPPLIES
>Between the almost constant water main breaks in the City of Los
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>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.
>
>Thank you for your time and consideration.
>
>Sincerely,
>Brian Sharp
>3825 Division Street LA, CA 90065
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

From: **Cathy Curtis** <cathy.curtis@gmail.com>
Date: Wed, Nov 18, 2015 at 6:20 AM
Subject: Comprehensive EIR needed for Walnut Canyon
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32-home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be listed “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied because the ground in this area is unstable, a fact not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation for emergency responders with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime residents' accounts of this property being used as an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets), which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, and result in the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is already responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to

be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. Other development is underway in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety. The city needs a **holistic approach to development** in these hillsides.

SCHOOLS

The plan says that only 8 school-aged children will reside within these 32 homes. This number seems absurdly low for 32 homes that are described as being 3 stories in size. We need a better study of the likely number of children living in the homes.

PARKS

This development will significantly impact the neighborhood, because residents want to preserve this land as park space. There is NO DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can enjoy nature, hike and gain the health benefits of open space. The impact is significant and requires further study.

WATER SUPPLIES

Considering the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure (including old pipes not designed for this level of density), and that fact that we are in a drought, the addition of 32 additional homes could prove an unsustainable burden.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all the above issues and that you **require an alternate study to address the impact of park space, the solution this community overwhelmingly wants for its future.**

Thank you for your time and consideration.

Sincerely,

Cathy Curtis

4006 Division St.

Los Angeles, CA 90065

cathy.curtis@gmail.com

>

>----- Forwarded message -----

>From: Charlotte Ostergren <ostergren13@yahoo.com>

>Date: Thu, 19 Nov 2015 15:04:35 -0800

>Subject: Glassell park development

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: NELAGreenspace <NELAGreenspace@gmail.com>

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>Sincerely,
>Charlotte Young

>

>Sent from my iPhone

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
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>----- Forwarded message -----

>From: Charlotte Ostergren <ostergren13@yahoo.com>

>Date: Thu, 19 Nov 2015 15:04:58 -0800

>Subject: Glassell park development

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: NELAGreenspace <NELAGreenspace@gmail.com>

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

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>P: (213) 978-1342
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>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Cher Grepo <chergrepo@gmail.com>

>Date: Thu, 19 Nov 2015 14:52:07 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

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>
>Cher Grepo
>3629 Kinney Place
>Los Angeles, CA 90065
>
>chergrepo@gmail.com

>
>
>
>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Cheryl <cherylgeorge1993@sbcglobal.net>

>Date: Thu, 19 Nov 2015 19:14:55 -0800

>Subject: ENV-2015-2354-EIR/Abode at Glassell Park Project

>To: diana.kitching@lacity.org

>Cc: NELAGeeenSpace@gmail.com

>

>

>

>19 November 2015

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

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>3660 Kinney Place
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>Cherylgeorge1993@sbcglobal.net
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>Diana Kitching
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>P: (213) 978-1342
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>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Cheyenne <starringme@sbcglobal.net>

>Date: Thu, 19 Nov 2015 14:34:10 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

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>200 N. Spring Street, Room 750

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>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Cheyenne Haynes

>2013 Rome Drive LA, CA 90065

>Any questions, please contact us at: NELAGreenspace@gmail.com

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

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>----- Forwarded message -----

>From: Christian Nahas <christian.nahas@gmail.com>

>Date: Wed, 18 Nov 2015 12:43:35 -0800

>Subject: RE: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Dear Ms. Kitching,

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>development within the Mt. Washington / Glassell Park Specific Plan
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>Christian Nahas

>3812 Brilliant Dr.

>Los Angeles, CA 90065

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

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18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

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There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a

dangerous situation with this large increase in density on the hillside.

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This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

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Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Christine Russell
3819 Division Street
Los Angeles, CA 90065

Christine@evolutionmusicpartners.com

>

>----- Forwarded message -----

>From: Christopher Otwell <christopheraotwell@gmail.com>

>Date: Thu, 19 Nov 2015 13:46:08 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELA Greenspace <nelagreenspace@gmail.com>

>

>Dear Ms. Kitching:

>

>I am writing to impress upon you how important it is for the Glassell
>Park community that a full, comprehensive and credible Environmental
>Impact Report be done before any development begins in Walnut Canyon.

>

>My family rents a house at the end of Haverhill Drive, at the trailhead
>to Walnut Canyon. As renters we have the option of moving out if the
>area is developed, but we have chosen to fight for the preservation of this land.
>Walnut canyon is not just any plot of undeveloped SoCal scrub. It is a
>very special piece of land with a thriving ecosystem, and it merits
>protection.

>

>As residents, we are concerned about traffic and overcrowding, about
>the destruction of near-pristine California Black Walnut forest, and
>about the impact on the very stable and healthy population of native wildlife.
>Walnut
>Canyon in its current form provides a working model of what a healthy
>native SoCal ecosystem look like.

>

>My family is not opposed to development of less pristine and naturally
>vital plots in the community. We are opposed to the fast-tracking of a
>development that will have a massive impact on the community and
>environment, and we insist that all due diligence be taken before any
>development proceeds.

>

>We are members of the NELAGreenspace organization, and here are their
>list of concerns about the project in Walnut Canyon:

>

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>32 new homes on the adjacent residences. This needs to be studied as
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>
>--
>>>Christopher A. Otwell
>2438 Haverhill Drive
>LA, CA 90065
>323.356.9287
>christopheraotwell@gmail.com
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
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November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I have been a resident of Glassell Park since 2001. I enjoy the area for many reasons. It is centrally located to all major freeways, the area is surrounded by beautiful canyons that I love to walk, as well as walking my dogs. The residents are very friendly and I see many of them walking their children and dogs.

It has come to my attention that a developer is planning on building 32 homes in the neighborhood. You cannot imagine my surprise of 32 homes being built on that hill.

Our neighborhood already suffers from small roadways; almost all residents are not even hooked up to the City's sewer system, and are on septic tanks; there is on-going construction on Cazador Drive and Brilliant Drive. A few years ago, construction was going on and there was a man bulldozing the hill on Brilliant Drive, the ground gave way and the bulldozer toppled over. Luckily, no one was critically injured.

How long will this building of 32 homes take and what effect will the duration have on our neighborhood?

Our residents already deal with not only many people driving through the small streets, but many builders driving through our neighborhood at speeds of well over 30 mph, leaving their building projects in disarray during the building phase, without regard for our safety. We complain, but to avail. These builders have no respect nor regard for our living safety.

We already have problems getting the police up there, as well as any fire emergency vehicles, because of the small roads and the already densely populated areas.

Has the developer of this proposed mega building project (because that's what this is) even conducted an environmental impact study? Or is he just going to come in, build his houses in our neighborhood, where we live and pay taxes, collect his monies and leave without a care as to what this major earthly incision will do to our neighborhood? How will this massive building affect the infrastructure of the hillside?

The canyon where the proposed building is to be houses numerous California Black Walnut Trees, native flora and fauna. We need and want these canyons to remain as they are.

Please consider the wants and needs of our Glassell Park neighborhood. We are strongly opposed to this project.

/s/

Cynthia A. Contreras
2214 Maricopa Drive, Los Angeles, CA 90065 / 323.376.2343

>

>----- Forwarded message -----

>From: Dane Boe <daneboe@gmail.com>

>Date: Wed, 18 Nov 2015 23:06:57 -0800

>Subject: Walnut Canyon/Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>I live in one of the last houses on Haverhill Dr, at the entrance to

>the canyon, and I can tell you that without a doubt, this canyon is

>loved by the community. Spend any time in this area and you will see

>many people walking through the canyon all day long. People have been

>using it to walk their dogs, hike, and exercise for many many years,

>but even more so recently as it is one of the few places people can

>safely walk in the neighborhood without worry of getting hit by

>speeding cars. Again, spend any time at one of the busy intersections

>in the neighborhood and you will be appalled by how bad the traffic is

>here. People speed, run stop signs, and often do not yield to

>pedestrians. This is why pedestrians use this canyon so often for

>walking, because it's far safer than trying to navigate the small

>streets with tons of speeding traffic. This is one of the reasons I

>feel it's very important that a study also be conducted that would

>envision this property as parkland¹ which is what the community wants.

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>
>Dane Boedigheimer
>2439 Haverhill Dr. Los Angeles 90065
>daneboe@gmail.com

>
>*---*
>*Daneboe*
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><<http://twitter.com/daneboe>> [image: YouTube]
><<http://youtube.com/daneboe>> [image:
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><<http://plus.google.com/+daneboe1>>

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>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
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>----- Forwarded message -----

>From: Dan Keeffe <keeffe.dan@gmail.com>

>Date: Thu, 19 Nov 2015 15:38:28 -0800 (PST)

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <diana.kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <nelagreenspace@gmail.com>

>

>November 29, 2015

>

>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>

>

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>single designated park in Glassell Park! This is one of the few areas

>within the community where residents can view nature, hike and do

>nature studies. The impact is significant and requires further study.

>

>

>

>

>As a concerned resident, I ask that you require the Applicant to create

>a full, comprehensive EIR that addresses all issues and that you

>require an alternate study to address what the community really

>wants: to make this land into park space and the impacts park space

>would have.

>

>

>

>

>Thank you for your time and consideration.

>

>

>

>

>Sincerely,

>

>

>Daniel Keefe

>3815 Division Street, Los Angeles, 90065 Keefe.dan@gmail.com

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

From: **Danise Kimball** <danisekimball@gmail.com>
Date: Wed, Nov 18, 2015 at 5:48 AM
Subject: Environmental Impact Report Needed
To: diana.Kitching@lacity.org, NELAGreenSpace@gmail.com

Dear Ms. Kitching:

I live at 493 W Avenue 46, Los Angeles, 90065 and I have walked in this area many times. Like other Glassell Park residents, I strongly oppose the leveling of this natural environment for even greater concentration of housing in our area.

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a

better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

YOUR NAME

YOUR ADDRESS

YOUR EMAIL

* * * *

Thank you for your continued support and action to help preserve Walnut Canyon as open space. If you have any questions, contact us at: NELAGreenspace@gmail.com

>

>----- Forwarded message -----

>From: Darryl Bledsoe <darryl.bledsoe11@gmail.com>

>Date: Thu, 19 Nov 2015 11:41:18 -0800

>Subject: RE: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>Although most of this letter is copied and pasted, these are my main

>concerns as a resident in Glassell Park over the last 22 years. Please

>make sure all these points are looked at during you this process.

>

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>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a

>significant impact on infrastructure and public safety and the City

>needs a holistic approach to development in these hillsides.

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>PARKS

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>where residents can view nature, hike and do nature studies. The impact
>is significant and requires further study.

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>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.

>
>Thank you for your time and consideration.

>

>Sincerely,

>

>--

>

>*Maxim Real Estate Group *

>*Real Estate and Mortgage Brokerage*

>

>*Darryl Bledsoe*

>*Loan Originator*

>818-561-9148

>626-236-4042 Fax

>darryl.bledsoe11@gmail.com <darryl.bledsoe11@gmail.com>* BRE license

>01726252 NMLS ID 335612

>

>www.QKMortgage.com

>

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>

>

>*"I am thankful to all those who said NO to me, It's because of them I

>did it myself"*

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Dean Scalia <dtscaliam@gmail.com>

>Date: Thu, 19 Nov 2015 17:06:41 -0800

>Subject: ENV-2015-2354-EIR / Above at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.org

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant
>concerning the proposed 32 home development the largest proposed
>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>

>I am requesting that a full, comprehensive EIR for this massive project
>be considered. In addition, I ask that a study be conducted for an
>alternative outcome that would envision this property as parkland,
>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts all of which need to be addressed by a full,
>comprehensive EIR, but there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
>be ³Potentially Significant Impact.²

>

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and
>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report.

>

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR
>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside.

>

>

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident¹'s accounts of
>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied.

>

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a significant

>impact on infrastructure and public safety and the City needs a

>holistic approach to development in these hillsides.

>

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations. This

>has not been adequately studied nor addressed.

>

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan.

>

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

>within the community where residents can view nature, hike and do

>nature studies. The impact is significant and requires further study.

>

>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further

>studies on the inadequate infrastructure that includes whether sewer is

>actually available or if septic will need to be used for these homes.

>

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los

>Angeles, the inadequate infrastructure including old pipes not designed

>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.
>
>
>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.
>
>
>Thank you for your time and consideration.
>
>
>Sincerely,
>
>Dean Scalia, Homeowner
>
>3616 Kinney Circle
>
>Los Angeles, CA 90065
>
>DTScalia@gmail.com
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Debra Lamana <debralamana@sbcglobal.net>

>Date: Fri, 20 Nov 2015 20:26:42 +0000 (UTC)

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>November 19, 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>I am a decades long resident of Glassell Park writing with concern

>about the Initial Study submitted by the Applicant concerning the

>proposed 32 home development the largest proposed development within

>the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of my family and this community.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. Why is this not addressed?

>This needs to be studied as there are potentially adverse effects to

>stability that are not addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside. This is a very serious issue with the ongoing drought and

>potential for brushfires in the hills and green spaces of this

>community. Will you please ensure that this important issue is
>addressed?

>

>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of
>this property being used for water and that it is an aquifer this is
>significant and must be studied. Why is this not being addressed?
>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside. Why is THIS not
>being addressed?

>

>LAND USE AND PLANNINGThis project would have a significant impact on
>wildlife and wildlife corridors on the hillside, the loss of a
>significant and protected California Black Walnut woodland and other
>native plant species. The Applicant is also responsible for the
>destruction of California Black Walnut Trees during this past brush
>season, which is illegal. Habitat Conservation for this property needs
>to be thoroughly studied. These considerations must be taken into
>account - these ecosystems are a valuable part of what makes this a
>desirable area and must be protected.

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.
>Washington/Glassell Park Specific Plan in 25 years. In addition there
>is other development taking place in surrounding neighborhoods. This
>will have a significant impact on infrastructure and public safety --
>the residents of this community OBJECT to this overdevelopment and as
>taxpayers contributing significant property tax payments to the City,
>we DO NOT CONSENT to the Abode Project for Glassell Park/Mt.
>Washington.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations.
>This has not been adequately studied nor addressed. Why has this
>crucial issue not been addressed?

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. It is obviously a fabricated
>number to camouflage the reality that homes of this size will no doubt
>bring families with a substantial number of school-aged children!
>There must be a reliable study of this along with the schools mentioned
>in the plan. Will you please ensure that special attention is paid to
>this concern?

>

>PARKS

>This development will significantly impact the neighborhood as
>residents want to preserve this land as park space. There is NOT A
>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas
>within the community where residents can view nature, hike and do
>nature studies. We want to preserve greenspace as parkland -- this is
>a primary concern as it is also in other communities that have the
>political and financial clout that does not allow overdevelopment.
>Will you please ensure that this issue that is of primary importance to
>residents, families like ours who are paying substantial property
>taxes, is made a priority?

>
>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be
>reliable studies on the inadequate infrastructure that includes whether
>sewer is actually available or if septic will need to be used for these
>homes. Why is this issue not being addressed?

>
>WATER SUPPLIES
>Between the almost constant water main breaks in the City of Los
>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area. This is a crucial issue in
>this area! Will you please ensure that this issue is given top
>priority?

>
>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>
>Thank you for your time and consideration. I hope that we can count on
>you to take the necessary action for our community.
>Please keep me and my neighbors posted with all follow-up to these
>requests. We value this community and intend to work to preserve the
>natural open areas of Glassell Park for future generations -- we do not
>>want to see every bit of open space paved over with concrete and sold
>to the highest bidder. Wouldn't you want the same for the place that
>you call 'home' ?

>
>Sincerely,
>Debra and Mark Lamana3883 Sunbeam DriveLos Angeles, CA
>90065debralamana@sbcglobal.net

>
>
>
>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

From: **Donald Nollar** <donaldnollar@yahoo.com>

Date: Tue, Nov 17, 2015 at 9:21 PM

Subject: Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park Project

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "nelagreespace@gmail.com" <nelagreespace@gmail.com>

Diana Kitching, Dept. of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

November 17, 2015

Dear Ms. Kitching,

I am writing in response to the Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park project. This project is proposed for development in the open space known to the community as Walnut Canyon. I reside one block away from the proposed development and am a member of NELA Greenspace, a local community group that is working to preserve open space in Northeast Los Angeles. There are several areas of concern that I have regarding the issues mentioned in the Environmental Impact Analysis of the NOP that must be addressed in the EIR:

- Section #4: Biological Resources (d): this is a significant issue as owls, coyotes, bobcats, foxes, and eagles are among some of the species neighbors have seen on the site along with the fact that this area has a large grove of protected California Walnut trees.
- Sections #9 Hydrology and Water Quality and #17 Storm water drainage: Drainage of runoff water is indeed a significant issue as the undeveloped hillside absorbs much water which, if developed, would become runoff. Since the proposed project is surrounded by existing houses, the ability to direct runoff to existing storm drain systems is problematic.
- Section #10 Land Use Plan 9(c) : Although there is no official land use plan for this area, the community is fighting to preserve this as open space to be used as natural parkland.
- Section # 14 Public Services (a): Fire and emergency vehicle access is a big issue. The roads leading into the proposed development are very narrow and the ability for emergency vehicles to enter the area, or for people to evacuate if needed, must be taken into consideration.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

Thank you for your time and consideration of this important matter.

Sincerely,
Donald Nollar
3916 Division St.
Los Angeles, CA 90065
donaldnollar@yahoo.com

>----- Forwarded message -----

>From: D Dawson <ddawson917@gmail.com>

>Date: Thu, 19 Nov 2015 19:09:30 -0800

>Subject: ENV-2015-2354-EIR / Abode @ Glassell Park Project

>To: Diana Kitching <Diana.Kitching@lacity.org>

>Cc: D Dawson <ddawson917@gmail.com>, Tony Scudellari

><luv.la65@gmail.com>, NELA Greenspace <nelagreenspace@gmail.com>,

>Gilbert.Cedillo@lacity.org, Arturo Chavez <arturo.chavez@lacity.org>,

>Gerald Gubatan <gerald.gubatan@lacity.org>, amanda.mejia@lacity.org

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring St., Room 750

>Los Angeles, CA 90012

>Re: ENV-2015-2354-EIR / Abode @ Glassell Park Project

>

>Dear Ms. Kitching:

>

>

>I am a 15-year resident of Glassell Park and my home is about 0.5 miles

>from the site of this proposed 32-home development. The initial study

>submitted by the applicant is woefully inadequate regarding

>infrastructure.

>

>

>As someone who is impacted daily by ever-increasing population on these

>narrow, winding hillside streets, it is imperative that the

>developer/applicant must submit a full, comprehensive EIR to study this

>project, including issues of infrastructure.

>

>

>We have only two routes of ingress & egress and adding the traffic of

>32 new homes will wreak havoc on this neighborhood. I cannot tell you

>how many times I have contacted our elected officials requesting help

>in improving infrastructure (about the issues of road widths & grading

>and how these streets are just dirt roads with asphalt slapped on top)

>here on the hillside. Nothing has been done to properly engineer these

>roads in the

>15+ years that I have lived here and from the response (or, lack

>15+ thereof),

>it's apparent that nothing will change this.

>

>

>Because these roadways are so primitive, the level of liability

>shouldered by the City of Los Angeles rises with each new dwelling

>approved & built on this hillside. And the chance of residents

>incurring serious injury and fatalities increases as well; again,

>exposing the City of Los Angeles to liability.

>

>Thank you for your time and consideration.

>

>Sincerely,

>Douglas A. Dawson

>3601 Kinney Place

>Glassell Park, CA 90065-3530

>DDawson917@gmail.com

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Beatrice Holton <holton@uwosh.edu>

>Date: Thu, 19 Nov 2015 09:34:31 -0600

>Subject: Development of Walnut Canyon ENV-2015-2354-EIR

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>19 November 2015

>

>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>This letter concerns the Initial Study submitted by the Applicant who

>has proposed a 32 home development the largest proposed development

>within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>

>

>We request that a full, comprehensive EIR for this massive project be

>considered. In addition, we ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>

>

>While there are many items that need to be addressed, the most

>important to us are detailed below. Our greatest concerns are

>

>1) destabilization of the hillside and the effect of new development on

>the stability of established homes

>

>2) increase of storm water run-off that can destabilize hillsides and

>cause flooding of nearby properties

>

>3) destruction of a valuable habitat that would be better suited for a

>park than a housing development

>

>4) increased population density that will further clog the narrow roads

>and impede access to the area by emergency vehicles.

>

>

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside. It is already difficult for the current population to

>negotiate the streets under non emergency situations because the

>streets are so narrow.

>

>

>

>GEOLOGICAL STUDY / SOILS/ HYRDOLOGY / STORM WATER DRAINAGE There is

>nothing addressing the impact of building retaining walls and 32 new

>homes on the adjacent residences. This needs to be studied as there

>are potentially adverse effects to stability that are not addressed in

>this report. Storm water drainage will also be greatly affected by

>such a development and that will likely affect stability of the

>hillsides.

>

>

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied.

>

>

>

>We are confused because the Mt. Washington/Glassell Park Specific Plan

>(Ordinance N. 168,7078 of May 10, 1993) specifically states that the

>rustic nature of this region should be conserved as the canyons and

>walking trails characterize this area. Yet this development would

>destroy the best example of this resource. Has the city since changed

>its ordinances to encourage development at all costs?

>

>

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a

>significant impact on infrastructure and public safety and the City

>needs a holistic approach to development in these hillsides.

>

>

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community

>where residents can view nature, hike and do nature studies. The impact

>is significant and requires further study. As stated above, the area

>being considered for development is probably the best location for the

>development of a park definitely NOT a housing development.

>

>

>

>As a concerned home owner, we ask that you require the Applicant to

>create a full, comprehensive EIR that addresses all issues and that you

>require an alternate study to address what the community really wants:

>to make this land into park space and the impacts park space would

>have.

>

>Thank you for your time and consideration. Note that we are not

>currently residents of the neighborhood, because we bought 3809 Cazador

>as a home for our daughter and son-in-law who are in the process of

>purchasing the house from us. They plan to live in this neighborhood

>for many years. We are extremely concerned that the development will

>destroy the reasons that we (and they) chose to live in this

>neighborhood.

>

>

>Sincerely,

>Drs. Beatrice Holton and Toivo Kallas, owners of 3809 Cazador St.

>3732 Candlish Harbor, Oshkosh, WI 54902 Holton@uwosh.edu

>

>

>--

>Dr. Beatrice Holton

>Associate Professor, Biology

>University of Wisconsin Oshkosh

>(920) 424-7087

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.



lemusmd@lemusmd.com

5020 E Washington Blvd
Commerce, CA 90040
Phone 323-260-7900
Fax 323-266-1087

November 23, 2015

Diana Kitching, Planning Associate
Dept. of City Planning, Environmental Analysis Section
200 N. Spring Street Rm. 750
Los Angeles, CA 90012

Delivery: Email: Diana.Kitching@lacity.org
Hand Delivery to Dept of Planning Spring St. Los Angeles, CA

Re: Case No. ENV-2015-2354-EIR
Abode at Glassell Park Project

I am the owner of the vacant property with building permits at 2452 N. Haverhill Drive. I am in favor of a single family residential development on the above listed property with the following restriction:

1. The proposed number of units should be reduced to 22 to conform to surrounding density.
2. The lot sizes as proposed are too small for proposed building size and occupancy.
3. Off street parking to match occupancy is not provided in proposed development.
4. Congestion is not accounted in the proposed development. Traffic study is needed.
5. Traffic flow impacting other residents is not accounted.
6. Street dimensions should be expanded for Fire Dept Vehicles with ladder to reach a 3 story structure. Ambulance and paratransit vehicle access is also necessary. Delivery truck delivery will require street side parking to unload. Some existing properties will be locked-in when the road is blocked. Bus traffic in this project site is not accounted. Where will any of these vehicles park temporarily for interim service.
7. One side of the street proposed should include sidewalk space. Proposal currently has not dedicated any ambulatory space. This proposal does not meet ADA compliance for wheel chair residents to use a scooter or be pushed to the nearest bus stop. Walking on the street is currently proposed with potential for fatality.
8. Traffic turn around space should be dedicated to the city at the intersection of:
 1. Haverhill Drive and Haverhill Way.
 2. Brilliant Drive and Haverhill Way
 3. Sundown Drive and Haverhill Drive.
9. I have not addressed building design and failure to include access for non-ambulatory potential residents. Multilevel design and hillside project has only focused on vertical development.

Sincerely,

A handwritten signature in black ink, appearing to be 'James Lemus', written over a horizontal line.

James Lemus, MD

>

>----- Forwarded message -----

>From: Eileen Godoy <eileengodoy@yahoo.com>

>Date: Thu, 19 Nov 2015 23:02:58 +0000 (UTC)

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

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>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an acquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

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>This is the largest such development within the Mt.

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>Between the almost constant water main breaks in the City of Los

>Angeles, the inadequate infrastructure including old pipes not designed

>for this level of density and let us not forget that we are in a

>drought, the addition 32 additional homes needs to be thoroughly

>studied as it could prove enough of a burden due to the overall

>onslaught of home development in the area.

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>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Eileen Godoy2312 Moss AvenueLos Angeles, CA 90065

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Ellen Glasston <eglasston@icloud.com>

>Date: Thu, 19 Nov 2015 21:04:08 -0800

>Subject: Walnut canyon development

>To: diana.kitching@lacity.org

>Cc: nelagreenspace@gmail.com

>

>

>* * * * *

>email: Diana.Kitching@lacity.org

>cc: NELAGreenSpace@gmail.com

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

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>concerning the proposed 32 home development the largest proposed

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>be considered. In addition, I ask that a study be conducted for an

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>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

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>This project would have a significant impact on wildlife and wildlife

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>

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>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations. This

>has not been adequately studied nor addressed.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan.

>

>PARKS

>This development will significantly impact the neighborhood as

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>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.
>As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Ellen Glasston

>3600 verdugo vista terrace, LA 90065

>Eglasston@icloud.com

>Sent from my iPhone

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

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19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by Abode at Glassell Park concerning the proposed 32 home development in Walnut Canyon. This is the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

Although the NOP presented by the Applicant recognizes some Potentially Significant Impacts, there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.” Only a full and comprehensive EIR can properly identify the level of impact and possible mitigation.

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an acquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Helene Schpak
3769 Aguilar Street
Los Angeles, CA. 90065
hschpk@earthlink.net

Diana Kitching, Dept. of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

November 15, 2015

Dear Diana,

I am writing in response to the Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park project. This project is proposed for development in the open space known as Walnut Canyon. I am member of local community groups NELA GreenSpace and the Glassell Park Improvement Association and my comments reflect my deep concerns about the significant impacts that this project will have on Walnut Canyon, the Glassell Park area and local communities.

- It is crucial that the EIR does an extensive study of how traffic will be affected by this development. All nearby streets that lead to this development are narrow hillside streets that are already strained to capacity with the traffic they carry. There is a single intersection - Cazador St. & Division St. – that will carry the vast majority of traffic to and from the Abode development

- The impact on all wildlife must be studied. The area of the proposed project is crucial habitat for coyotes, skunks, raccoons, bobcats, opossums, owls, other birds and other animals.

- There are groves of protected native California Black Walnut trees on the Abode property. The EIR must recognize the importance of these trees as a rare and diminishing native plant species unique to Southern California, and the importance of sparing them from removal during development. The EIR must emphasize that the developers do not harm the roots or any other part of these trees when developing this property.

- The EIR must address the aesthetic impacts of these homes. Their design must reflect and maintain the character of the surrounding neighborhood.

- The noise of construction and construction equipment that will occur over the entire course of development process must be addressed.

- The EIR must do a thorough study of drainage in the terrain where Abode at Glassell Park is scheduled to be built. This is steep hillside terrain in which rushing channels of water and wide pools of sitting water form when there is heavy rainfall.

I thank you for incorporating my comments and concerns into this NOP and any future iterations of the EIR.

Sincerely,
Eric Tallman
Glassell Park Resident
3980 Cazador St.
Los Angeles, CA 90065
erictallman500@gmail.com

>

>----- Forwarded message -----

>From: Federico Giordano <federicous72@yahoo.com>

>Date: Thu, 19 Nov 2015 17:24:28 +0000 (UTC)

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: NELAGreenspace <nelagreenspace@gmail.com>

>

>17 November 2015Ms. Diana Kitching, Planning Associate Major Projects &

>Environmental Analysis Section City of Los Angeles, Department of City

>Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park ProjectDear Ms. Kitching:

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

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>area in 25 years. I am requesting that a full, comprehensive EIR for

>this massive project be considered. In addition, I ask that a study be

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>the City of Los Angeles, the inadequate infrastructure including old
>pipes not designed for this level of density and let us not forget that
>we are in a drought, the addition 32 additional homes needs to be
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>comprehensive EIR that addresses all issues and that you require an
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>this land into park space and the impacts park space would have.Thank
>you for your time and consideration.Sincerely, Federico
>GiordanoGlassell Park Resident4007 Division StreetLos Angeles, CA 90065

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

From: **Fran Hartshorn** <fran@wirediva.com>
Date: Wed, Nov 18, 2015 at 8:37 AM
Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

November 17, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

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Thank you for your time and consideration.

Sincerely,

Fran Hartshorn

4121 Scandia Way

Los Angeles, CA 90065

fran@wirediva.com

>

>----- Forwarded message -----

>From: gary matteson <garymatteson@mac.com>

>Date: Wed, 18 Nov 2015 15:14:11 -0800

>Subject: Fwd: letter

>To: diana.kitching@lacity.org

>Cc: nelagreenspace@gmail.com

>

>>

>>> 17 November 2015

>>>

>>>

>>> Ms. Diana Kitching, Planning Associate

>>>

>>> Major Projects & Environmental Analysis Section

>>>

>>> City of Los Angeles, Department of City Planning

>>>

>>> 200 N. Spring Street, Room 750

>>>

>>> Los Angeles, CA 90012

>>>

>>>

>>>

>>>

>>> Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>>>

>>>

>>> Dear Ms. Kitching:

>>>

>>>

>>> I am writing about the Initial Study submitted by the Applicant

>>>concerning the proposed 32 home development the largest proposed

>>>development within the Mt. Washington / Glassell Park Specific Plan

>>>area in 25 years.

>>>

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>>> I am requesting that a full, comprehensive EIR for this massive

>>>project be considered. In addition, I ask that a study be conducted

>>>for an alternative outcome that would envision this property as

>>>parkland, which is the primary interest of this community.

>>>

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>>> The NOP presented by the Applicant does recognize some Potentially

>>>Significant Impacts all of which need to be addressed by a full,

>>>comprehensive EIR, but there are many items in the draft that the

>>>Applicant considers ³Less Than Significant Impact² when they should

>>>be ³Potentially Significant Impact.²

>>>

>>>

>>> Among the items that need to be addressed fully are:

>>>

>>>

>>> GEOLOGICAL STUDY / SOILS

>>>

>>> There is nothing addressing the impact of building retaining walls

>>>and

>>>32 new homes on the adjacent residences. This needs to be studied as

>>>there are potentially adverse effects to stability that are not

>>>addressed in this report.

>>>

>>>

>>> HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY

>>>OR DEATH

>>>

>>>

>>> The narrow streets and inadequate infrastructure will create a

>>>dangerous situation with this large increase in density on the hillside.

>>>

>>>

>>> HYRDOLOGY / STORM WATER DRAINAGE

>>>

>>> There is both geological and longtime resident's accounts of this

>>>property being used for water and is an aquifer this is

>>>significant and needs to be studied.

>>>

>>> Also, the drainage pattern does not fully account for the extra

>>>hardscape created (homes, retaining walls and streets) which would

>>>permanently alter the drainage pattern of the hillside.

>>>

>>>

>>> LAND USE AND PLANNING

>>>

>>> This project would have a significant impact on wildlife and

>>>wildlife corridors on the hillside, the loss of a significant and

>>>protected California Black Walnut woodland and other native plant

>>>species. The Applicant is also responsible for the destruction of

>>>California Black Walnut Trees during brush season, which is illegal.

>>>Habitat Conservation for this property needs to be thoroughly studied.

>>>

>>>

>>> POPULATION & HOUSING

>>>

>>> This is the largest such development within the Mt.

>>>Washington/Glassell Park Specific Plan in 25 years. In addition

>>>there is other development taking place in surrounding neighborhoods.

>>>This will have a significant impact on infrastructure and public
>>>safety and the City needs a holistic approach to development in these hillsides.

>>>

>>>

>>> FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

>>>

>>> The increased density will impact response times and create a danger
>>>in emergency situations. This has not been adequately studied nor
>>>addressed.

>>>

>>>

>>> SCHOOLS

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>>> The plan says that only 8 (!!!) school aged children will reside
>>>within these 32 homes. This number seems extremely low for 32 homes
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>>>along with the schools in the plan.

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>>>

>>> PARKS

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>>> This development will significantly impact the neighborhood as
>>>residents want to preserve this land as park space. There is NOT A
>>>SINGLE designated park in Glassell Park; this is one of the few areas
>>>within the community where residents can view nature, hike and do
>>>nature studies. The impact is significant and requires further study.

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>>> WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

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>>>that includes whether sewer is actually available or if septic will
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>>>

>>> WATER SUPPLIES

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>>> Between the almost constant water main breaks, in the City of Los
>>>Angeles, the inadequate infrastructure including old pipes not meant
>>>for this level of density and let us not forget that we are in a
>>>drought, the addition 32 additional homes needs to be thoroughly
>>>studied as it could prove enough of a burden due to the overall
>>>onslaught of home development in the area.

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>>> As a concerned resident, I ask that you require the Applicant to
>>>create a full, comprehensive EIR and that you require an alternate
>>>study to address what the community really wants: to make this land

>>>into park space and the impacts that would have.

>>>

>>>

>>> Thank you for your time and consideration.

>>>

>>> Gary Matteson, Homeowner

>>>

>>> 3863 Division St.

>>>

>>> Los Angeles, CA 90065

>>>

>>

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Gavin Templeton <templeton.gavin@gmail.com>

>Date: Wed, 18 Nov 2015 12:53:34 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

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>Significant Impacts all of which need to be addressed by a full,

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>Applicant considers as ³Less Than Significant Impact² when they should

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>Among the items that need to be addressed fully are:

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>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

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>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a
>significant impact on infrastructure and public safety and the City
>needs a holistic approach to development in these hillsides.
>
>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations.
>Again, the roads in this neighborhood are very old and very narrow.
>This has not been adequately studied nor addressed.

>
>SCHOOLS
>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. There are 8 school aged children
>just in the six homes that immediately surround my home. There needs to
>be a better study of this along with the schools mentioned in the plan.

>
>PARKS
>This development will significantly impact the neighborhood as
>residents want to preserve this land as park space. There is NOT A
>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community
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>
>Thank you for your time and consideration.

>
>Sincerely,
>
>Gavin Templeton
>3809 Cazador St
>LA CA 90065
>templeton.gavin@gmail.com

>
>
>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

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>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Gilda Zevallos <gildazevallos@gmail.com>

>Date: Wed, 18 Nov 2015 20:09:21 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELA Greenspace <nelagreenspace@gmail.com>

>

>18 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

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>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

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>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

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>

>POPULATION & HOUSING

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>the City needs a holistic approach to development in these hillsides.

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>onslaught of home development in the area.

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>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
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>>wants: to make this land into park space and the impacts park space
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>Thank you for your time and consideration.

>

>Sincerely,

>

>Gilda Zevallos

>3990 Cazador St.

>Los Angeles, CA 90065

>gildazevallos@gmail.com

>

>

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: "Creason, Glen" <gcreason@lapl.org>

>Date: Wed, 18 Nov 2015 21:40:27 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>

> Dear Ms. Kitching

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

> The quality of life in our hillsides is dramatically affected

>negatively by ill-planned developments. In my neighborhood alone we

>have lost three precious green spaces to ugly eyesores that sit

>untenanted to this day (after 8 years). Please demand that Walnut

>canyon is handled with care.

>

>--

>Glen Creason

>Map Librarian

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Gloria Mattioni <gmattioni@yahoo.com>

>Date: Thu, 19 Nov 2015 17:12:59 +0000 (UTC)

>Subject:

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: NELAGreenspace <nelagreenspace@gmail.com>

>

>17 November 2015Ms. Diana Kitching, Planning Associate Major Projects &

>Environmental Analysis Section City of Los Angeles, Department of City

>Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012Re: ENV-2015-2354-EIR / Abode at Glassell Park

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>payer and voter4007 Division Street Los Angeles, CA 90065
>gmattioni@yahoo.com
>310.703.2678

>

>

>

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

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>----- Forwarded message -----

>From: Gloria Mattioni <gmattioni@yahoo.com>

>Date: Thu, 19 Nov 2015 17:15:21 +0000 (UTC)

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

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>17 November 2015

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>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Harlan Moyer <hgmoyer@att.net>

>Date: Thu, 19 Nov 2015 05:35:31 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>

>18 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

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>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report. Even with current building codes there is

>significant movement in these hills, making for cracked foundations and

>walls and possible slides in the future.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside. When there are red flag days there are very few places to
>park on some narrow streets in the area.

>

>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of
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>

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>As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

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>Thank you for your time and consideration.

>

>Sincerely,

>

>Harlan and Virginia Moyer
>957 Nordica Dr. Los Angeles CA 90065
>EMAIL hgmoyer@att.net

>

>

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

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>

>----- Forwarded message -----

>From: Hayley Page <hayleyapage@gmail.com>

>Date: Thu, 19 Nov 2015 12:44:00 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>

>Dear Ms. Kitching:

>

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>Sincerely,
>Hayley Page
>3800 Brilliant Drive
>LA, CA 90065
>hayleyapage@gmail.com
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
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>

>----- Forwarded message -----

>From: Hays Holladay <haysholladay@gmail.com>

>Date: Thu, 19 Nov 2015 14:13:08 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>This project strikes a very personal chord because I am currently in

>the process of getting approvals to build a house of my own. The

>Specific Plan has been incredibly difficult to get through but the

>celebration of unique individual homes that respect the natural

>surroundings is one of the things I love about the neighborhood.

>

>I find it hard to believe that a 32 home development would be able to

>get approved considering that the plan was created to limit mass development.

>I

>more than anyone understand that we have to make room for new homes but

>I feel like this project isn't being held to the same scrutiny that I

>have been.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

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>Thank you for your time and consideration.
>
>Hays Holladay
>2547 Sundown Dr
>Los Angeles ca 90065
>
>
>--
>h <<http://bluebra.in>>rholladay.com
>
>
>
>--
>Diana Kitching
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>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

From: **heather sabin** <hsabin40@hotmail.com>
Date: Wed, Nov 18, 2015 at 8:22 AM
Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: "Diana.Kitching@lacity.org" <diana.kitching@lacity.org>
Cc: "NELAGreenSpace@gmail.com" <nelagreespace@gmail.com>

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is

also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

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FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

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Thank you for your time and consideration.

Sincerely,

Heather Sabin
3844 York Blvd.
Los Angeles, CA 90065
hsabin40@hotmail.com

>

>

>----- Forwarded message -----

>From: Aktorchick <helenesvideo@sbcglobal.net>

>Date: Thu, 19 Nov 2015 12:45:43 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org, NELAGreenSpace@gmail.com

>

>

>

>19 November 2015

>

> Ms. Diana Kitching, Planning Associate Major Projects & Environmental

> Analysis Section City of Los Angeles, Department of City Planning

> 200 N. Spring Street, Room 750

> Los Angeles, CA 90012

>

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>

> Helen Glavey

>

>

>--

> Diana Kitching

> Environmental Analysis € Major Projects City of Los Angeles €

> Department of City Planning

> 200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

> P: (213) 978-1342

> <http://cityplanning.lacity.org/>

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> P: (213) 978-1342

> <http://cityplanning.lacity.org/>

>

> Please consider the environment before printing this e-mail.

From: **Helene Kress** <aktorchick@yahoo.com>
Date: Tue, Nov 17, 2015 at 9:35 PM
Subject:
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
Cc: NELAGreenspace <nelagreenspace@gmail.com>

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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Sincerely,

Helene Kress

2013 Rome Drive, LA CA 9006

www.facebook.com/HeleneKress.IKnowMyKidsAStar

www.myspace.com/CheyenneHaynesFansite

www.facebook.com/pages/Cheyenne-Haynes/106411581912

<http://www.imdb.me/cheyennehaynes>

Diana Kitching, Dept. of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

November 22, 2015

Dear Ms. Kitching,

I am writing to add my voice to the many people who have expressed their concerns regarding the Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park project. This project, proposed for development in the open space known as Walnut Canyon, stands apart from other developments and demands a full and thorough EIR for these reasons;

Narrow substandard streets

The infrastructure in our hillsides is already inadequate for the current number of cars that traverse the streets daily. Use of paper roads and streets with substandard width add to the many choke points with limited ingress and egress. This is already of concern in that this hillside is considered a high fire zone that's monitored during red flag days. In Los Angeles we are known for the seasons of fire, flood and quakes. Any serious act of nature would definitely impact the health and well being of the residents in these hills. Adding to the already challenged access would cause a detrimental impact.

Wildlife corridor

Walnut Canyon is a critical habitat for a variety of wildlife. Coyotes, skunks, raccoons, bobcats, opossums, owls, numerous species of birds have all been spotted there. This proposed project would destroy their habitat and upset the natural balance of nature in our hills.

Protected native California Black Walnut trees

Walnut Canyon is home to one of the largest groves of protected CA. Black Walnut trees in Northeast Los Angeles. This delicate tree, difficult to grow and unable to transplant, provides shelter to the wildlife in the area. Their removal will cause irreparable damage to the natural terrain and severely diminish their numbers with one less habitat.

Aesthetic Impacts

The great majority of homes in these hillsides were built one at a time. Each has its own character and as a whole they contribute to the unique and individual personality that Glassell Park is known for. The Abode project only offers a limited number of designs to be shared by all 32 homes. The duplicating materials and appearance of these homes will have the look of a residential project. This is completely unacceptable according to our Mt. Washington/Glassell Park Specific Plan. This project will stand in stark contrast to the homes that surround it.

Hydrology

Walnut Canyon is the highest in elevation of four canyons in the Glassell Park hills that allows water to percolate into our ground water source. During heavy rains the water pools and floods onto the overflowing streets. The water run-off from this development will cause an even greater flood on the narrow roadways. The hillsides have no gutters. The water just flows down to the major collector roads, the same choke points that all hillside vehicles must traverse.

All these items must be thoroughly vetted and an emphasis placed on a traffic study. There are only two access points for ingress and egress. They are already choked during normal situations. LAFD is unable to get some of their vehicles on our very narrow streets. In an emergency the well being of the hillside residents would be in jeopardy. To add 64 or more cars and 128 more trips to the narrow roadways would be crippling.

For these reasons and more a full and comprehensive EIR should be required. I thank you for considering my concerns and adding my comments to the file for this project. I also request to receive a copy of your determination.

Most sincerely,

Helene Schpak
Land Use Liaison for the Glassell Park Improvement Association
3769 Aguilar Street, Los Angeles, 90065

Diana Kitching, Dept. of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

November 22, 2015

Dear Ms. Kitching,

I am writing to add my voice to the many people who have expressed their concerns regarding the Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park project. This project, proposed for development in the open space known as Walnut Canyon, stands apart from other developments and demands a full and thorough EIR for these reasons;

Narrow substandard streets

The infrastructure in our hillsides is already inadequate for the current number of cars that traverse the streets daily. Use of paper roads and streets with substandard width add to the many choke points with limited ingress and egress. This is already of concern in that this hillside is considered a high fire zone that's monitored during red flag days. In Los Angeles we are known for the seasons of fire, flood and quakes. Any serious act of nature would definitely impact the health and well being of the residents in these hills. Adding to the already challenged access would cause a detrimental impact.

Wildlife corridor

Walnut Canyon is a critical habitat for a variety of wildlife. Coyotes, skunks, raccoons, bobcats, opossums, owls, numerous species of birds have all been spotted there. This proposed project would destroy their habitat and upset the natural balance of nature in our hills.

Protected native California Black Walnut trees

Walnut Canyon is home to one of the largest groves of protected CA. Black Walnut trees in Northeast Los Angeles. This delicate tree, difficult to grow and unable to transplant, provides shelter to the wildlife in the area. Their removal will cause irreparable damage to the natural terrain and severely diminish their numbers with one less habitat.

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The great majority of homes in these hillsides were built one at a time. Each has its own character and as a whole they contribute to the unique and individual personality that Glassell Park is known for. The Abode project only offers a limited number of designs to be shared by all 32 homes. The duplicating materials and appearance of these homes will have the look of a residential project. This is completely unacceptable according to our Mt. Washington/Glassell Park Specific Plan. This project will stand in stark contrast to the homes that surround it.

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Most sincerely,

Helene Schpak

Land Use Liaison for the Glassell Park Improvement Association
3769 Aguilar Street, Los Angeles, 90065

P.O. Box 27404
Los Angeles, CA 90027
www.hillsidefederation.org



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John Given
TREASURER
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Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Beachwood Canyon Neighborhood
Bel-Air Association
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
CASM-SFV
Crests Neighborhood Assn.
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland Homeowners
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Rancho Verdugo Estates
Residents of Beverly Glen
Roscomare Valley Assn.
Save Coldwater Canyon!
Save Sunset Blvd.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Silver Lake Heritage Trust
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

November 23, 2015

Re: ENV-2015-2354-EIR; Abode at Glassell Park Project (Walnut Canyon)

Dear Ms. Kitching:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 45 homeowner and resident associations spanning the Santa Monica Mountains, from Pacific Palisades to Mt. Washington. The Federation's mission is to protect the property and quality of life of its over 200,000 constituents and to conserve the natural habitat and appearance of the hillside and mountain areas in which they live.

Federation members voted unanimously to support the efforts of NELA Greenspace to secure funding in order to purchase Walnut Canyon to be preserved as open space parkland for passive recreation.

The approximately 4-acre Walnut Canyon property has been used by local residents for decades as a popular hiking trail. It is populated by oak and California Black Walnut trees (both protected species) as well as coastal sage scrub, and is home to wildlife, including foxes, bobcats, coyotes, owls and over 40 species of resident and migratory birds according to the Cooper Report (Ecological Assessment of Open Space Remnants in Northeastern Los Angeles commissioned by the Mountains Recreation and Conservation Authority).

We have reviewed the Initial Study for the 32-home project planned for this property and have the following concerns, among others: loss of a recreational trail, loss of open space, loss of protected trees, and loss of wildlife habitat. Walnut Canyon offers a rare opportunity to create passive recreation to serve densely populated, underserved communities in Northeast Los Angeles. The Hillside Federation requests that a full Environmental Impact Report be prepared that includes a Passive Park Alternative.

We also request that thorough studies be completed in the areas of aesthetics, air quality, biological resources, greenhouse gas emissions, land use planning, noise and recreation. The aesthetic study must analyze line of sight and light and glare impact to the surrounding community as well as light and glare impact to wildlife. The biological resource study must analyze habitat linkages associated with the site and adjacent open space, and must include a protected tree survey. The land use study must analyze the proposed project's consistency with the Northeast Los

CHAIRS EMERITI
Shirley Cohen
Jerome C. Daniel
Patricia Bell Hearst
Alan Kishbaugh
Gordon Murley
Steve Twining
CHAIRS IN MEMORIUM
Brian Moore
Polly Ward

Angeles Community Plan and Mount Washington/Glassell Park Specific Plan. The recreation study must analyze the loss of a trail and open space to the park-poor community in which the proposed project is situated.

CEQA requires full disclosure of all potential significant environmental impacts to give the community an opportunity for meaningful public input and decision-makers an in-depth review of projects, including a no-project alternative. Based on the EIR's objective analysis, an agency is required to avoid or mitigate significant impacts.

The Hillside Federation joins community groups and hundreds of individual community members in requesting a Passive Park Alternative be included in the environmental review process, and that the property be preserved as open space for passive recreational use.

Sincerely,

Wendy-Sue Rosen

Wendy-Sue Rosen, Vice President

cc:

Senator Kevin de León

Assemblymember Jimmy Gomez

County Supervisor Hilda Solis

Mayor Eric Garcetti

Councilmember Gil Cedillo

Santa Monica Mountains Conservancy

NELA Greenspace

Aguacate Alliance

Chatten-Brown and Carstens

>

>----- Forwarded message -----

>From: Fly PR <flypr@flypr.net>

>Date: Thu, 19 Nov 2015 20:28:38 -0800

>Subject: hi Diana - about Glassell Park- Walnut Canyon

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com, councilmember.ofarrell@lacity.org

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development – the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts – all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as “Less Than Significant Impact” when they should

>be “Potentially Significant Impact.”

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>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

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>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer – this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

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>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a

>significant impact on infrastructure and public safety and the City

>needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations.

>This has not been adequately studied nor addressed.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan.

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community

>where residents can view nature, hike and do nature studies. The impact

>is

>significant and requires further study.

>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further

>studies on the inadequate infrastructure that includes whether sewer is

>actually available or if septic will need to be used for these homes.

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los

>Angeles, the inadequate infrastructure including old pipes not designed

>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.
>
>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.
>
>Thank you for your time and consideration.
>
>Sincerely,
>
>
>Ilka Erren Pardiñas
>Fly PR :: 2658 Griffith Park Blvd., № 816 :: Los Angeles, CA 90039 T.
>323-667-1344 :: flypr@flypr.net :: <http://www.flypr.net/> ::
><http://twitter.com/flypr>
>
>
>
>
>--
>Diana Kitching
>Environmental Analysis • Major Projects City of Los Angeles •
>Department of City Planning
>200 North Spring Street • City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

November 18, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I have been a resident of Glassell Park for over 54 years. I live at 2227 Maricopa Drive, at the top of the hill. My husband built our home with his own two hands. I enjoy the area for many reasons. Especially for the flora and fauna, and I like to walk my dog every morning.

When I heard they were planning to build 32 homes I was just shocked. How many more people can our hills hold without compromising our safety. The traffic is very busy as it is and at times I see people driving very fast and have had to get out of the way. The streets are very narrow.

There are many beautiful California Black Walnut Trees (protected) in that canyon that would be destroyed, and native plants, not to mention all the animals that would be displaced.

How will all this building affect our homes as they will be digging into the hillsides? What about septic tanks? Will this be safe? What about more water in the area? These are all questions that have not been addressed.

I'm very concerned for my safety and the safety of all our residents since building 32 homes on the hillside may affect my residence since I am close and adjacent to the building site. What about getting emergency vehicle help up in the hills where we live? The streets are already so narrow and cars parked along side the curb, that it's almost impossible to get through.

Has this developer had any studies done?

It would be nice if we could keep our canyons as a park for the joggers and walkers to enjoy. We have no close parks to go to, so we hike and walk our canyons.

How many more people will be driving in our hills if 32 homes are built? That's about 64 or more cars.

Will you please listen to our community? We do not want this project to go forward.

Thank you for your consideration.

/s/

Ingrid Ralston
2227 Maricopa Drive
Los Angeles, CA 90065

(323) 256-5573

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>Growing Media Company

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>_____

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>Thank you.

>_____

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>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

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November 18, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra landscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies.

WASTEWATER TREATMENT / SOLID WASTE

COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Irma Rivera
2640 W. Ave. 34
La, Ca. 90065
riveralalila@gmail.com

From: **Jain Sekuler** <jainrileysekuler@yahoo.com>
Date: Wed, Nov 18, 2015 at 8:09 AM
Subject: ENV-2015-2354-eir / Abode at Glassell Park Project
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
Cc: NELAGreenspace <nelagreenspace@gmail.com>

17 November 2015

Ms. Diana Kitching
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

As a long time resident of Mt. Washington / Glassell Park, I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years. I understand that there is a strong need for housing all over the LA area, but I also know that it needs to be done carefully and thoughtfully to sustain the quality of life for the generations that follow.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive

EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

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This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in

emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

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There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

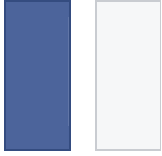
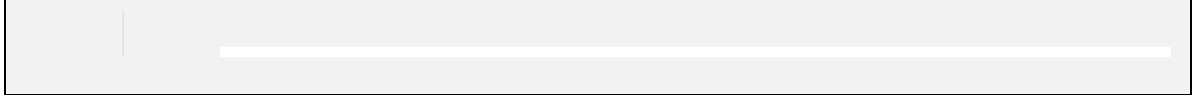
Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Jain Sekuler
1109 Oneonta Drive
Los Angeles, CA 90065



>

>----- Forwarded message -----

>From: jamie ramirez <filamentary@gmail.com>

>Date: Wed, 18 Nov 2015 15:07:45 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the inadequate Initial Study submitted by the

>Applicant concerning the proposed 32 home development.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be required. There is no reason a project of this scale should be

>exempt from the most thorough analysis, especially when they are

>attempting to bulldoze the the community's physical landscape and its

>residents' wishes.

>

>In addition, I ask that a study be conducted for an alternative outcome

>that would envision this property as parkland, which is the primary

>interest of this community. Not only is it of interest to our

>community, but maintaining a continuous green belt throughout the

>Arroyo Seco Watershed, continuing to the LA River, is something the

>entire Los Angeles area benefits from. The mayor has declared Los

>Angeles a city where Sustainability is a priority. The development of

>these canyons is inconsistent with creating a sustainable Los Angeles,

>for both economic sustainability and social justice reasons, and for

>many other more obvious ecological reasons as listed below. Our urban

>tree canopy is far short of where we're trying to get it, and we cannot

>afford to lose this many well-established trees. And in an area which

>is already densely inhabited, we especially need this GreenSpace, for

>the health of our community and the surrounding areas which also stand

>to benefit. Almost all other hillside communities have their

>GreenSpace, from Highland Park to the Hollywood Hills, and this area

>would be ours. It belongs to us, the community, and shouldn't be

>ruined so another high-rolling speculator can make another huge profit

>that provides no benefit to anyone who actually lives here.

>

>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts all of which need to be addressed by a full,
>comprehensive EIR, but there are many items in the draft that the
>Applicant considers ³Less Than Significant Impact² when they should be
>³Potentially Significant Impact.² The applicant should not be allowed
>to simply label something as being less significant than it is because
>it is more convenient to them, at the expense of our community. We
>actually live here, and we have to live and die here with the
>consequences of this money-maker who is just passing through with no
>stakes in the health or longevity of our community members.

>

>Among the items that need to be addressed fully are:

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife
>corridors on the hillside, the loss of a significant and protected
>California Black Walnut woodland and other native plant species. The
>Applicant is also responsible for the destruction of California Black
>Walnut Trees during brush season, which is illegal. Habitat
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>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological and longtime resident's accounts of this
>property being used for water and is an aquifer this is significant
>and needs to be studied.
>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside. It is all too
>common in Southern California for new developments to be built that are
>subsequently flooded and ruined because of unscrupulous developers.

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell
>Park Specific Plan in 25 years. In addition there is other development
>taking place in surrounding neighborhoods. This will have a
>significant impact on infrastructure and public safety and the City
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>
>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
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>The plan says that only 8 (!!!) school-aged children will reside within
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>Between the almost constant water main breaks, in the City of Los
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>drought), the addition 32 additional homes needs to be thoroughly
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>onslaught of home development in the area.
>
>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR and that you require an alternate study to
>address what the community really wants: to make this land into park
>space and the impacts that would have.
>
>Thank you for your time and consideration.
>
>* * * *
>Jamie Ramirez
>3162 Carlyle Street
>Los Angeles, CA 90065
>562-208-7370
>filamentary@gmail.com
>
>
>
>--
>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Jane Demian <janedemian@earthlink.net>

>Date: Thu, 19 Nov 2015 14:45:23 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: diana.kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development - the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

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>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts - all of which need to be addressed by a full,

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>Applicant considers as "Less Than Significant Impact" when they should

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>Among the items that need to be addressed fully are:

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>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

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>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

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- >This project would have a significant impact on wildlife and wildlife
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>Thank you for your time and consideration.

>

>Sincerely,

>

>JANE DEMIAN

>

>2132 Ridgeview Avenue, LA CA 90041

>janedemian@earthlink.net

>

>

>

>95

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>95

>

>----- Forwarded message -----

>From: "Pastori, Jason" <Jason.Pastori@umusic.com>

>Date: Wed, 18 Nov 2015 21:50:04 +0000

>Subject: walnut canyon

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>Thank you for your time and consideration.

>

>Sincerely,

>

>Jason pastori
>3812 Brilliant Drive
>Los Angeles ca
>90065

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>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

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>Please consider the environment before printing this e-mail.

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

This letter concerns the proposed development “Abode at Glassell Park” with its 32 three-story homes planned to be built in our neighborhood’s current open space recreation area, Walnut Canyon. As an architect and homeowner, I believe this development is seriously inappropriate for this neighborhood and this parcel of land. I request that a comprehensive EIR be required for this project.

My concerns include the following:

Scale: Using county records, I performed an analysis of each currently occupied parcel that borders the parcels in the proposed development. Of the 29 bordering parcels with single family homes, the average house size is 1,398 square feet, with only 3 of the 29 homes exceeding 2,000 square feet. The largest existing house bordering the proposed development is 2,240 square feet. In contrast, the proposed development contains 32 homes ranging from 2,161 to 2,577 square feet, on average 40% larger than the existing homes in the community. In addition, the current community of surrounding homes are typically one or two stories high. There are currently no three story homes, whereas all the proposed homes are three stories.

Based on the large size and uncommon height of the proposed homes, they are totally out of character with the scale of the existing neighborhood.

Access: The streets that are proposed to be extended to accommodate the new homes are narrow, substandard hillside limited streets, without sidewalks, and which allow very limited access for emergency vehicles and parking, not to mention very poor access for large scale construction activities.

Hill Stabilization: As the Initial Study document states, the elevation range from the low to high points of these parcels is approximately +80 feet. Many of the proposed home sites are on extremely steeply sloped land. I am particularly concerned that excavation and grading required to make these sites habitable will result in dangerous land movement and settling at adjacent homes, especially those located directly uphill from these home sites. I am also concerned that extensive, tall retaining walls required to make these lot usable will create hazards and eyesores. The graphics included in the Initial Study document do not accurately depict the steep slopes of this land.

Additionally, The Mount Washington/Glassell Park Specific Plan forbids Native trees from being removed that would “result in undesirable, irreversible soil erosion through diversion or increased flow

of surface waters". I believe it will be essential to study the impact of the removal of the many native black walnut trees which would be required according to the submitted documents.

Loss of Nature/Passive Recreation: This land is currently widely used by the greater Glassell Park (and beyond) community. I use the property every day and I frequently see neighbors as well as people from surrounding areas enjoying the beautiful views and nature as they walk along the trails on this property. The property is used by wildlife, including bobcat, coyote, foxes, owls, and numerous others. There are very few parcels of open land remaining in this part of Los Angeles, and I am very concerned about the impacts to wildlife should this parcel be transformed as proposed.

In conclusion, while I'd prefer this land to continue to be preserved as park land to benefit the community and wildlife, at the very least I would ask that overseeing departments require a thorough analysis of the impacts I've mentioned, and restrict development in such a way that it does not adversely affect the surrounding community.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "J Neilson". The signature is written in black ink and is positioned below the word "Sincerely,".

Jeff Neilson, AIA
2456 Sundown Drive
Los Angeles, CA 90065

From: **Jennifer Campbell** <jennifercampbell36@gmail.com>
Date: Wed, Nov 18, 2015 at 8:26 AM
Subject: Env-2015-2354-EIR/Glassell Park
To: diana.kitching@lacity.org
Cc: NELA Greenspace <NELAGreenspace@gmail.com>

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Dept of City Planning
200 N. Spring St., Rm 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing in regard to the Initial Study submitted by the Applicant with the intent to introduce a tract of 32 homes onto our hillside area.

I am requesting that a full, comprehensive EIR be conducted that would include not only the environmental impact of the homes, huge retaining walls and roads- but also include the alternative of keeping the area natural as it is, and envisioning it as a park for passive recreation for the community.

Environmental Impact:

There are some items that have been glossed over with the words "less than significant impact" that need further study especially with regard to the protected Native California Black Walnut Trees of which there is a large grove in the area planned for development and steep grading.

"...habitat is restricted to a narrow band in the foothills of Southern California, makes it a concern to conservationists... the fact that it mainly grows on steep unstable slopes has helped protect it from destruction by development...Juglans Californica prefer very loose soil" source: E.N. Anderson...Observation on the Juglans Californica

I have spoken to, and walked the canyon with a retired city planner who felt the slope in question was far too steep and unstable to be developed appropriately.

Hydrology:

My house is located downhill beneath the proposed project. In the area directly above me, there is an indentation in the earth about the size of a swimming pool that fills with water when it rains, it takes a few days after the rain for the water to gently percolate down into the ground. This is good on so many levels.

Parks:

There are so many good reasons to keep this land as it is, a natural parkland for passive recreation- there are trails that people have used consistently since at least 1945 according to some of our neighbors who have lived here that long.

I urge you to come and walk Walnut Canyon, to see what could be lost, or saved- there are so few open natural spaces left in Los Angeles- In Northeast Los Angeles, our hillsides to us are like the beaches are to the Westside. A precious natural resource that gives our community its identity.

Thank you for considering these ideas

Jennifer Campbell
3863 Division St.
Los Angeles, CA 90065

>

>----- Forwarded message -----

>From: "Jennifer R. Keeffe" <jkeeffe@caltech.edu>

>Date: Thu, 19 Nov 2015 09:05:45 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>My name is Jennifer Keeffe and my family and I live on Division Street,

>just downhill from the proposed development Abode at Glassell Park.

>While I am certainly not against development, I have some serious

>concerns about this development and how it will affect the green space

>in and other aspects of our neighborhood. Specifically, I'd like to

>express my concerns about the geologic stability/drainage of the

>hillside, the projected school attendance, and the potential negative

>impact on wildlife in the area. For these reasons and many others, I am

>urging you to require a full, comprehensive EIR for this massive

>project. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is of primary interest to my family and our community.

>

>Although I am using a template provided by NELA Green Space, I have

>added specific comments in bold below. I believe all of these items are

>important, but several of them directly affect our property, family,

>and our community and I urge you to read through the entire email.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

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>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside. Much of the

>hillside drains down an easement between our property and our

>neighbor's property to Division St. In past years during heavy storms

>we have had huge amounts of water flowing down the hillside,

>overwhelming the drainage that has been put in place at our neighbor's

>expense and flowing down our driveway. This amount of water will only

>be intensified by removing the native soils and plants on the hill with

>hardscape and houses and it is very important for an EIR to address

>potential drainage problems and how the changes in water flow will

>affect the hillside and other private property.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied.

>Appreciation for nature is a huge part of our family, and one of the

>things that we appreciate most about our area and property is the fact

>that in the middle of the City of Los Angeles we can experience so much

>wildlife and nature. As I'm sure you're aware, this is not a common

>occurrence in all parts of Los Angeles, and we are very lucky to have

>these special spaces, including Walnut Canyon, in Glassell Park.

>Because of our love and appreciation for nature, and as part of

>educating ourselves about the wildlife in the area, our family teamed

>up earlier this year with the scientists who discovered P22, the

>mountain lion in Griffith Park, to install a wildlife camera (camera

>trap²) in our back yard. Over several months, we recorded images and

>videos of wildlife using the hillside as their homes, including coyotes

>(and litters of coyote pups), skunks, raccoons, opossums and many

>species of birds. We have also personally seen red tailed hawks and a

>nest of chicks, owls, many types of birds and even had a bobcat sitting!

>This amazing bobcat experience was unfortunately not caught on the

>camera trap, but we were able to take a cell phone picture of it up on

>the hillside for confirmation. All of these amazing experiences have
>helped us instill a love and appreciation of nature into our young son,
>who can recognize many species of birds and animals, even while growing
>up within the city limits of Los Angeles.
>As important as these types of experiences are, these animals are
>quickly losing their habitat and being pushed into more and more
>developed areas, causing problems for homeowners and infrastructure.
>As our communities develop even more (including this planned
>development in Walnut Canyon), this will become more of a problem, and
>I urge you to consider the importance of green space for wildlife
>preservation and to require that a full EIR address the impact of the
>abundant wildlife that uses this canyon as its home.

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.
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>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. There needs to be a better study
>of this along with the schools mentioned in the plan. Our son will be
>entering LAUSD Kindergarden next year (2016-2017), and our home school
>is Toland Way Elementary, the same home school these houses would be
>assigned to. As a young family, I find it unrealistic that the
>developers do not believe their houses will be marketed and sold to
>other young families. Even if they do not have children at the time of
>purchase, I expect many of the new homeowners would be planning
>families in the future, putting potential strain on the local schools
>that needs to be addressed in a comprehensive EIR.

>

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>

>Thank you for your time and consideration on this very important subject. Please feel free to contact me if you'd like more information or have any questions.

>

>Sincerely,
>Jennifer Keeffe
>3815 Division St., Los Angeles, CA 90065
>(626) 372-0821
>jkeeffe@caltech.edu

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
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>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
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>----- Forwarded message -----

>From: John Skipp <jmskipp@gmail.com>

>Date: Thu, 19 Nov 2015 11:19:48 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGREENSPACE@gmail.com

>

>19 November 2015

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>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

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>200 N. Spring Street, Room 750

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>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

>HYRDOLOGY / STORM WATER DRAINAGE

- >There is both geological evidence and longtime resident's accounts of
- >this property being used for water and that it is an aquifer this is
- >significant and needs to be studied.
- >Also, the drainage pattern does not fully account for the extra
- >hardscape created (homes, retaining walls and streets) which would
- >permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

- >This project would have a significant impact on wildlife and wildlife
- >corridors on the hillside, the loss of a significant and protected
- >California Black Walnut woodland and other native plant species. The
- >Applicant is also responsible for the destruction of California Black
- >Walnut Trees during this past brush season, which is illegal. Habitat
- >Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

- >This is the largest such development within the Mt. Washington/Glassell
- >Park Specific Plan in 25 years. In addition there is other development
- >taking place in surrounding neighborhoods. This will have a
- >significant impact on infrastructure and public safety and the City
- >needs a holistic approach to development in these hillsides.

>

- >FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
- >impact response times and create a danger in emergency situations.
- >This has not been adequately studied nor addressed.

>

>SCHOOLS

- >The plan says that only 8 (!!!) school aged children will reside within
- >these 32 homes. This number seems extremely low for 32 homes that are
- >described as being 3 stories in size. There needs to be a better study
- >of this along with the schools mentioned in the plan.

>

>PARKS

- >This development will significantly impact the neighborhood as
- >residents want to preserve this land as park space. There is NOT A
- >SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community
- >where residents can view nature, hike and do nature studies. The impact
- >is significant and requires further study.

>

- >WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further
- >studies on the inadequate infrastructure that includes whether sewer is
- >actually available or if septic will need to be used for these homes.

>

>WATER SUPPLIES

- >Between the almost constant water main breaks in the City of Los
- >Angeles, the inadequate infrastructure including old pipes not designed
- >for this level of density and let us not forget that *we are in a

>drought*, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.
>
>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.
>
>Thank you for your time and consideration.
>
>Sincerely,
>
>John Skipp
>3814 Cazador St.
>LA, CA 90065
>jmskipp@gmail.com
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

Diana Kitching, Dept. of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

November 18, 2015

Dear Ms. Kitching,

I am writing in response to the Notice Of Preparation (NOP), ENV-2015-2534-EIR, for the "Abode at Glassell Park" project. This project is proposed for development in the open space known to the community as Walnut Canyon. I reside one block away from the proposed development and there are several areas of concern that I have regarding the issues mentioned in the Environmental Impact Analysis of the NOP that must be addressed:

INCREASE IN TRAFFIC

With the addition of 32 more homes in our hillsides, I cannot even imagine the amount of extra traffic this will create for the corner of Division and Cazador Street and Haverhill Drive. My house has been crashed into on two separate occasions. My mailbox another three times... I cannot imagine how much that will increase in time with the addition of 32 more homes.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

Again - the narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an acquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland (like Barryknoll Canyon) and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is **NOT A SINGLE** designated park in Glassell Park; this is one of the four canyons within the community

where residents can view nature, hike and do nature studies. Some of the other canyons are already in danger of being lost due to development (Barryknoll Canyon, Moss Canyon). The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

I am requesting that a **full, comprehensive EIR** for this massive project be required, In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of our community.

Thank you for your time and consideration of this important matter.

Sincerely,
Jorge Ojeda
4001 Division Street
Los Angeles, CA 90065
Jorgeojeda1@yahoo.com

From: **Josef Lindner** <arquivistee@yahoo.com>
Date: Wed, Nov 18, 2015 at 9:31 AM
Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>
Cc: "nelagreenspace@gmail.com" <nelagreenspace@gmail.com>

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would

have.

Thank you for your time and consideration.

Sincerely,
Josef Lindner
3844 York Blvd.
Los Angeles, CA 90065
arquivistee@yahoo.com

>

>----- Forwarded message -----

>From: karaflindquist@gmail.com

>Date: Fri, 20 Nov 2015 04:13:37 +0300

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: "nelagreespace@gmail.com" <nelagreespace@gmail.com>

>

>

>Dear Ms. Kitching:

>I am writing about the inadequate Initial Study submitted by the

>Applicant concerning the proposed 32 home development.

>I am requesting that a full, comprehensive EIR for this massive project

>be required. There is no reason a project of this scale should be

>exempt from the most thorough analysis, especially when they are

>attempting to bulldoze the the community's physical landscape and its

>residents' wishes.

>In addition, I ask that a study be conducted for an alternative outcome

>that would envision this property as parkland, which is the primary

>interest of this community. Not only is it of interest to our

>community, but maintaining a continuous green belt throughout the

>Arroyo Seco Watershed, continuing to the LA River, is something the

>entire Los Angeles area benefits from. The mayor has declared Los

>Angeles a city where Sustainability is a priority. The development of

>these canyons is inconsistent with creating a sustainable Los Angeles,

>for both economic sustainability and social justice reasons, and for

>many other more obvious ecological reasons as listed below. Our urban

>tree canopy is far short of where we're trying to get it, and we cannot

>afford to lose this many well-established trees. And in an area which

>is already densely inhabited, we especially need this GreenSpace, for

>the health of our community and the surrounding areas which also stand

>to benefit. Almost all other hillside communities have their

>GreenSpace, from Highland Park to the Hollywood Hills, and this area

>would be ours. It belongs to us, the community, and shouldn't be

>ruined so another high-rolling speculator can make another huge profit

>that provides no benefit to anyone who actually lives here.

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers ³Less Than Significant Impact² when they should be

>³Potentially Significant Impact.² The applicant should not be allowed

>to simply label something as being less significant than it is because

>it is more convenient to them, at the expense of our community. We

>actually live here, and we have to live and die here with the

>consequences of this money-maker who is just passing through with no

>stakes in the health or longevity of our community members.

>Among the items that need to be addressed fully are:

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife
>corridors on the hillside, the loss of a significant and protected
>California Black Walnut woodland and other native plant species. The
>Applicant is also responsible for the destruction of California Black
>Walnut Trees during brush season, which is illegal. Habitat
>Conservation for this property needs to be thoroughly studied.

>GEOLOGICAL STUDY / SOILS
>There is nothing addressing the impact of building retaining walls and
>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report.

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR
>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside.

>HYDROLOGY / STORM WATER DRAINAGE
>There is both geological and longtime resident's accounts of this
>property being used for water and is an aquifer this is significant
>and needs to be studied.

>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside. It is all too
>common in Southern California for new developments to be built that are
>subsequently flooded and ruined because of unscrupulous developers.

>POPULATION & HOUSING
>This is the largest such development within the Mt.
>Washington/Glassell Park Specific Plan in 25 years. In addition there
>is other development taking place in surrounding neighborhoods. This
>will have a significant impact on infrastructure and public safety and
>the City needs a holistic approach to development in these hillsides.

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations.
>This has not been adequately studied nor addressed.

>SCHOOLS
>The plan says that only 8 (!!!) school-aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
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>the schools in the plan.

>PARKS
>This development will significantly impact the neighborhood as
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>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further
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>actually available or if septic will need to be used for these homes.

>WATER SUPPLIES

>Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density (and let's not forget that we're in a drought), the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.
>As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts that would have.
>Thank you for your time and consideration.

>* * * *

>Kara Lindquist
>3028 Chaucer St
>Los Angeles, CA 90065
>Karaflindquist@gmail.com

>--

>Sent from myMail app for Android

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

From: **Karen Pedersen** <karen.leafygreen@gmail.com>

Date: Wed, Nov 18, 2015 at 8:42 AM

Subject: Glassell Park Project EIR comment

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Karen Pedersen
954 Elyria Drive
Los Angeles CA 90065
karen.leafygreen@gmail.com

Karen Ruth Getchell

3902 Division Street

Los Angeles, CA 90065

323.382.7444 cell
karengetchell@mac.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing to express my grave concerns about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years. **It seems clear that the impact on this development will be DEVASTATING to both our residential community and the community of wildlife in the greenspace. Sadly, the elements threatened by this project are the very things that drew my husband and I to this neighborhood – green hillsides, quiet streets and environments where native plants and wildlife were highly valued and integrated into city living.**

I am requesting that a full, comprehensive Environmental Impact Report for this massive project be carried out. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community, and of the neighboring communities where passive recreation areas are practically non-existent.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

TRAFFIC IMPACT/EMERGENCY RESPONSE

We live on Division Street, just across from the canyon where the proposed plan would be located. Given the narrow and winding streets that comprise the majority of the streets in the neighborhood, Division is a busy street because it is one of the only through-ways for traffic traveling across the hill from San Fernando to Eagle Rock Boulevard. These factors make Division a busy street, especially during rush hour in the AM and PM. **I cannot comprehend how Division Street and the other even smaller streets will begin to accommodate the addition of 80 to 100 vehicles on this one block!! I will NEVER be able back out of my garage onto the street during high-traffic times. In addition to this, I question the feasibility of these streets accommodating the volume of construction vehicles required for a project of this scope over several years.**

Division is also the designated route for emergency vehicles. I have enormous concerns about the ability of emergency vehicles to effectively use this through-way if it is now congested with construction vehicles and an additional 100 resident vehicles.

NOISE POLLUTION

In its current, natural state, the walls of Walnut Canyon reverberate and amplify sounds throughout the canyon. When the sounds are that of my neighbor playing the piano, or kids in the neighborhood playing and laughing, I don't mind this effect. When the sounds are of compressors, jack hammers, saws, yelling construction workers, etc., for years at a time, this will be an incomprehensible nuisance for residents. If the project were completed, the additional noise coming from 32 additional homes in the canyon would be significant.

HILLSIDE STABILITY/GEOLOGICAL STUDY / SOILS

The developer's plan will have enormous and potentially catastrophic effects on the stability of the hillside. I have concerns about how this will effect the existing homes in the area. The current draft proposal does not address the impact of building retaining walls and 32 new homes on the adjacent residences. It seems that this could be a significant liability for the City, if not properly vetted.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an acquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Karen Ruth Getchell
3902 Division Street
LA, CA 90065

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees

during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.



Sincerely,
Karima Ashleigh Taylor
3729 Cazador Street
Los Angeles, CA 90065
KarimaAshleighTaylor@gmail.com

>

>----- Forwarded message -----

>From: Karina Kallas <kallaskarina@gmail.com>

>Date: Wed, 18 Nov 2015 12:41:37 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>17 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am requesting that a full, comprehensive EIR for the development
>(above) of 32 homes. The NOP presented by the Applicant does recognize
>some Potentially Significant Impacts all of which need to be
>addressed by a full, comprehensive EIR. There are many items in the
>draft that the Applicant considers as ³Less Than Significant Impact²
>when they should be ³Potentially Significant Impact.²

>

>In addition, I ask that a study be conducted for an alternative outcome
>that would envision this property as parkland, which is the primary
>interest of this community. This land is home to endangered and
>protected California Black Walnut trees, and it is also home to a
>diverse population of native birds including hawks, owls, finches,
>vultures, and sparrows that use the space as a nesting and hunting
>ground. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is
>one of the few areas within the community where residents can view
>nature, hike and do nature studies.

>

>Furthermore, this community's infrastructure simply cannot support such
>a large development. The streets in this community are narrow (one lane
>in most areas) and are designed for only light traffic.

>There are currently 6 new homes being built within a thousand feet of
>the proposed development that have required large cement trucks and
>equipment to be hauled up the hill. This small number of trucks, for
>only 6 homes, has already wreaked havoc on the infrastructure. They
>have taken out at least 2 street signs, dumped a pile of cement at the
>bottom of Kinney Street and have now driven off the road so frequently
>at the base of Kinney that the side of the cement road is crumbling
>into a ditch. All of these problems will have to be fixed at the

>taxpayers expense.

>

>There are a myriad of problems with this proposed development, and its

>affect on the community will be significant. A full, comprehensive EIR

>is absolutely needed to determine the actual impact of this

>development. Please find the items that need to be addressed, below:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.

>Washington/Glassell Park Specific Plan in 25 years. In addition there

>is other development taking place in surrounding neighborhoods. This

>will have a significant impact on infrastructure and public safety and

>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations.

>This has not been adequately studied nor addressed.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study
>of this along with the schools mentioned in the plan. In addition, this
>number seems lower than the number of school aged children who
>currently reside in the surrounding homes. For example, I know there
>are at least 8 children between just the handful homes that surround
>the entrance to the proposed development.

>

>PARKS

>This development will significantly impact the neighborhood as
>residents want to preserve this land as park space. There is NOT A
>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas
>within the community where residents can view nature, hike and do
>nature studies. The impact is significant and requires further
>study.

>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further
>studies on the inadequate infrastructure that includes whether sewer is
>actually available or if septic will need to be used for these homes.

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los
>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Karina Kallas

>3809 Cazador Street

>Los Angeles, CA 90065

>kallaskarina@gmail.com

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Katie Mills <katie@katiemills.com>

>Date: Thu, 19 Nov 2015 08:27:55 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: Greenspace Nela <nelagreenspace@gmail.com>

>

>19 November 2015

>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>

>Dear Ms. Kitching:

>

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>

>Among the items that need to be addressed fully are:

>

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not
>addressed in this report.

>

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR
>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside.

>

>

>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of
>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside.

>

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife
>corridors on the hillside, the loss of a significant and protected
>California Black Walnut woodland and other native plant species. The
>Applicant is also responsible for the destruction of California Black
>Walnut Trees during this past brush season, which is illegal. Habitat
>Conservation for this property needs to be thoroughly studied..

>

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell
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>taking place in surrounding neighborhoods. This will have a
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>

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
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>This has not been adequately studied nor addressed.

>

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
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>

>

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>residents want to preserve this land as park space. There is NOT A
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>

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los
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>for this level of density and let us not forget that *we are in a
>drought*, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.

>

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Katie Mills, Ph.D.

>4000 Division St., Los Angeles, CA 90065 k

><rick@swimmingduck.com>mills@usc.edu

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Kelly Atkins <atkinskel1@gmail.com>

>Date: Wed, 18 Nov 2015 21:55:27 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

>Cc: "nelagreespace@gmail.com" <nelagreespace@gmail.com>

>

>

>18 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

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>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

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>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

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>dangerous situation with this large increase in density on the

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>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.

>Washington/Glassell Park Specific Plan in 25 years. In addition there

>is other development taking place in surrounding neighborhoods. This

>will have a significant impact on infrastructure and public safety and

>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

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>This has not been adequately studied nor addressed.

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>SCHOOLS

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>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan.

>

>PARKS

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>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further

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>actually available or if septic will need to be used for these homes.

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los
>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Kelly Atkins
>3819 Division Street
>Los Angeles, CA 90065
>atkinskel1@gmail.com

>

>Sent from my iPhone

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

From: **Kevin Kansy** <kevkansy@gmail.com>
Date: Wed, Nov 18, 2015 at 10:30 AM
Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community and my family.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

1. HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. We have already seen traffic backups in the area due to oversized construction vehicles blocking narrow streets. We live on Division Street - already a busy thoroughfare for commuters utilizing this street as a main artery from Glassell Park to Highland Park and Eagle Rock.

2. LAND USE AND PLANNING

Our family utilizes these open spaces as recreational spaces to teach about local ecology and wildlife to our young child. This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

3. POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

4. FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

5. SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

6. PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Kevin Kansy
3936 Division Street
Los Angeles, CA 90065

>

>----- Forwarded message -----

>From: Kevin McMahon <kbmcmahonjr@aol.com>

>Date: Thu, 19 Nov 2015 13:58:35 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>

>Dear Ms. Kitching:

>

>As a thirty year resident of NELA and specifically Glassell Park/ Mt.

>Washington, of I am writing about the Initial Study submitted by the

>Applicant concerning the proposed 32 home development the largest

>proposed development within the Mt. Washington / Glassell Park Specific

>Plan area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>As a concerned resident, I ask that you require the Applicant to create

>a full, comprehensive EIR that addresses all issues and that you

>require an alternate study to address what the community really

>wants: to make this land into park space and the impacts park space

>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>Kevin McMahon

>Nob Hill Dr. Los Angeles, CA 90065

>

>kbmcmahonjr@aol.com

>

>

>

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Laura Cooper Nick Taggart <coopertaggart@earthlink.net>

>Date: Wed, 18 Nov 2015 21:09:48 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park

>Project--Development in the hills of Glassell Park

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>18 November 2015

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project Dear Ms.

>Kitching:

>As a homeowner on the hill being developed, I am writing about the
>Initial Study submitted by the Applicant concerning the proposed 32
>home development the largest proposed development within the Mt.
>Washington / Glassell Park Specific Plan area in 25 years.

>I am requesting that a full, comprehensive EIR for this massive project
>be considered. In addition, I ask that a study be conducted for an
>alternative outcome that would envision this property as parkland,
>which is the primary interest of this community.

>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts all of which need to be addressed by a full,
>comprehensive EIR, but there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
>be ³Potentially Significant Impact.² Among the items that need to be
>addressed fully are:

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and
>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report. To note, in my immediate neighborhood there
>have been continual problems especially during periods of heavy
>rainfall, and all the mud from the area seems to land on the
>intersection of Canada Street and Crestmoore Place. Further disruption
>up the hill will exacerbate this effect. Further, around the corner on
>Mimosa, you may remember how many houses at the base of this same hill
>were condemned to to a landslide. Clearly, there is a history of
>unstable land particularly through these hills.

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the
>hillside. The hard of landslides is described above, but add to this
>the high fire danger in this area, and a preponderance of streets that
>are not reachable, due to grade and narrow streets that don't allow

>turnaround by a fire truck.

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside. In this kind

>of are, having permeable surface treatments (especially dirt and native

>plantings as the property already has and would LOSE in the proposed

>scenario.) LAND USE AND PLANNING This project would have a significant

>impact on wildlife and wildlife corridors on the hillside, the loss of

>a significant and protected California Black Walnut woodland and other

>native plant species. The Applicant is also responsible for the

>destruction of California Black Walnut Trees during this past brush

>season, which is illegal. Habitat Conservation for this property needs

>to be thoroughly studied. I must add that as a homeowner who bought in

>this area because of the natural hillsides and flora and fauna, I am

>outraged that contrary to the dictates of the North East specific plan,

>protected trees are being cut down without any consequences! This must

>stop!

>POPULATION & HOUSING

>This is the largest such development within the Mt.

>Washington/Glassell Park Specific Plan in 25 years. In addition there

>is other development taking place in surrounding neighborhoods. This

>will have a significant impact on infrastructure and public safety and

>the City needs a holistic approach to development in these hillsides.

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations. This

>has not been adequately studied nor addressed.

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan.

>PARKS

>This development will significantly impact the neighborhood as

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>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

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>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further

>studies on the inadequate infrastructure that includes whether sewer is

>actually available or if septic will need to be used for these homes.

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los

>Angeles, the inadequate infrastructure including old pipes not designed

>for this level of density and let us not forget that we are in a

>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.
>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.
>Thank you for your time and consideration.
>Sincerely,
>Laura Cooper
>2643 Crestmoore Place
>coopertaggart@earthlink.net <<mailto:coopertaggart@earthlink.net>>,
>lcooper@artcenter.edu
>
>
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Licia Ramos <licia.ramos@att.net>

>Date: Thu, 19 Nov 2015 16:35:59 +0000 (UTC)

>Subject: Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>

>Good morning, Ms. Kitching,

>I am a resident in Mt Washington on Division St. close to the project

>planned. Case no. ENV-2015-2534-EIR and am requesting the developer do

>a very extensive Environmental Study since this development has such

>serious consequence for all of us residents.

>These include the Noise, traffic, wildlife, geology, soils. etc.

>Numerous issue are likely and can be disastrous for those of us living

>in these gentle hills.

>Thank you for your consideration and attention to this email.Licia and

>Marco Ramos

>licia.ramos@att.net3762 Division StreetL.A. Ca 90065

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Lilibeth Munoz <munozlilibeth93@gmail.com>

>Date: Thu, 19 Nov 2015 17:28:23 -0800

>Subject: Comment on EIR

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal.

>The construction of these new homes will reduce the habitat for many

>species. As a result, there will be more wildlife encounters which

>might cause unnecessary harm for the animal and the person.

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that *we are in a drought*, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

>

>PARKS

>This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

>

>Although I am not a resident of Glassell Park, I fully support the NELA Greenspace and their concerns because I would not want the same situation to happen in my neighborhood. This issue doesn't just affect the residents of Glassell Park but it affects everyone. I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Lilibeth Munoz
>2669 Griffin Ave
>Los Angeles, CA 90031

>

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

To: Diana Kitching
17 November 2015
Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

We cannot accommodate high density in this neighborhood. The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

Is of serious concern to me. Several years ago, storms in this area caused many properties to be red tagged. These hillsides aren't equipped to handle high density construction. The soil is predominately clay.

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This

will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

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The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

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The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is **NOT A SINGLE DESIGNATED PARK** in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

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There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

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Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Lydia Szamraj
3681 Division St
Los Angeles, CA
lszamraj@gmail.com

To: Diana Kitching
17 November 2015
Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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PARKS

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Lydia Szamraj
3681 Division St
Los Angeles, CA
lszamraj@gmail.com

>

>----- Forwarded message -----

>From: Madeline Bryant <yosemaddy@gmail.com>

>Date: Wed, 18 Nov 2015 20:45:54 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: NELA Greenspace <NELAGreenspace@gmail.com>,

>Diana.Kitching@lacity.org

>

>18 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>

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>Thank you for your time and consideration.
>
>Sincerely,
>
>Madeline Bryant
>3711 Division St. Los Angeles, CA 90065 yosemaddy@gmail.com
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

From: **Marc Wieland** <marcwieland@sbcglobal.net>
Date: Tue, Nov 17, 2015 at 10:29 PM
Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

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PARKS

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Marc Wieland
4015 Barryknoll Dr.
Los Angeles, CA 90065

----- Forwarded message -----

From: **Marcie Rose** <magicalivenow@gmail.com>

Date: Mon, Nov 23, 2015 at 8:24 PM

Subject: glassell park walnut grove development

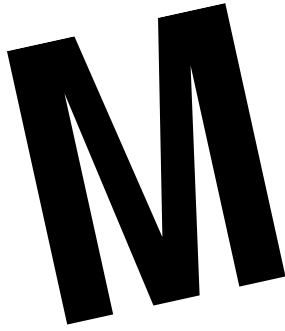
To: diana.kitching@lacity.org

i'm writing you to request details about the e.i.r. for the walnut grove potential development in glassell park. please make sure they take in consideration: wildlife, water useage, traffic, sewage/septic, street repairs increase, the old growth walnut trees, the foot traffic/pet paths, parking, additional street paving & the loss of the little greenery left in los angeles!

thanks,

Marcie Rose

Magic Alive Now Healing Studio
323-255-0970/831-297-0320



19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Dept. of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am a long-time resident of the Northeast Los Angeles community Glassell Park, and I am writing to request a full, comprehensive Environmental Impact Report on the project (referenced above) proposed for some of the last remaining open space in Glassell Park. Furthermore, I would request that a study be made toward the alternative possibility--retaining this land as a passive park for my community.

There are many discrepancies between what the community, and our representatives, deem "Potentially Significant Impact" and what the applicant considers "Less Than Significant Impact". These items must be addressed in full:

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create extreme danger in emergency situations. This over-taxing of LAFD and LAPD responders has not been adequately studied nor addressed.

SCHOOLS

The plan says allows for only 8 school aged children to reside within these 32 proposed homes. This number is extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this population along with which schools are considered in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NO DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact of taking away this pristine open space is significant and requires further study.

ON THE RECORD

Both the Glassell Park Neighborhood Council and the Glassell Park Improvement Association are on record as in support of preserving this land as open space for generations of Northeast Los Angeles residents.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There need to be further studies on the inadequate infrastructure that includes whether sewer is

actually available or if septic will need to be used for these homes.

WATER SUPPLIES

This area suffers from inadequate DWP infrastructure including old pipes not designed for this level of density, and given the current drought, the addition of 32 homes to our already too-dense neighborhood, needs to be thoroughly studied in light of the constant development in our area.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime residents's accounts of this property being used for water and that it is an aquifer – this hydrological significance needs to be thoroughly studied. Also, the drainage pattern supplied does not fully account for the hardscape that will be created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This increase in population will have a significant impact on infrastructure and public safety. The City needs a holistic approach to development in these hillsides.

I am not only a concerned resident of Northeast Los Angeles, specifically Glassell Park; but I am also editor of the Glassell Park Improvement Association (established in 1968) "News" and a member of the Glassell Park Neighborhood Council. While I am not speaking for either organization, I am speaking as an active and aware member of my community. Glassell Park does not want development of the last remaining open space in our beautiful hillsides--we want preservation of parkland for our residents, many of whom don't have access to more-distant parks.

I believe that a complete, thorough EIR that takes into account ALL the impacts on the neighborhood will show that the preservation of parkland is the only appropriate use of this irreplaceable open space.

Sincerely,



Marge Piante

From: **Mark van S.** <mark@mvsstudio.com>
Date: Tue, Nov 17, 2015 at 10:47 AM
Subject: Abode at Glassell Park Project Case Number: ENV-2015-2354-EIR
To: diana.kitching@lacity.org

Dear Diana,

I am writing to you in regards to the Abode at Glassell Park Project Case Number: ENV-2015-2354-EIR. As a homeowner I am concerned that the project will effectively double the number of homes in the immediate area. This will increase traffic not only when the project is built but also during construction. We are a community of narrow streets and hairpin curves. There are already issues with the roads, sidewalks, signage, street lighting and pedestrian safety. I would like to know that the developers and the city will take the necessary steps to improve these conditions. Further I would like to call attention to the fact that there are no other developments of this size in our community. Part of the charm of Glassell Park is the unique quality of each of the homes. Neighborhoods like ours were built one home at a time. A cookie cutter development of this size will have a negative impact on the quality of character that the neighborhood currently enjoys. So I am hoping that some the negative impact can be offset by improving the current systems. Most properties at the top of the hill are on aging septic systems. Can sewer lines be brought in? I understand the desire of the developer to profit and for the additional property tax revenue but I want to be sure that the current residents are not left paying too high a price without any return.

I will also be mailing you a copy of this letter.

Sincerely,

Mark van Schalkwyk

2218 Loveland Drive

Los Angeles CA 90065

mark@mvsstudio.com

> Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely, Marsha Cifarelli
3370 Cazador street
Los Angeles 90065

>----- Forwarded message -----

>From: Matthew Docter <mattdocter@me.com>

>Date: Thu, 19 Nov 2015 16:48:05 -0800

>Subject: ENV-2015-2354-EIR / From Dylan Docter / 7 Years old

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Diana,

>

>My 7 year old daughter, Dylan, lives at 3949 Brilliant Drive < just
>next to the proposed 32 home development.

>

>She loves hiking in the canyon with other neighborhood kids. She
>especially likes taking her friends < who don't live this close to
>nature < on trail walks. When she heard about the letters we were
>writing to ask for a full and comprehensive EIR, she decided to write
>her own.

>

>³Hi, my name is Dylan. I will be missing having big open space. I
>don't want 32 houses going in Walnut Canyon. It was cool seeing wild
>life as I grew up. Please don't put 32 houses in Walnut Canyon.² <
>From Dylan Docter

>

>

>

>

>

>

>Thank you for your time and consideration.

>

>Best,

>

>Matt Docter & Dylan Docter (7 years old)

>3949 Brilliant Drive

>LA, CA 90065

>

>mattdocter@me.com

>

>106

>--

>Diana Kitching

>Environmental Analysis & Major Projects City of Los Angeles &

>Department of City Planning

>200 North Spring Street & City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

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>

>----- Forwarded message -----

>From: Mathew Whitmire <matt@adrev.net>

>Date: Thu, 19 Nov 2015 17:15:26 -0800

>Subject: EIR Needed for Walnut Canyon - ASAP

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Dear Ms. Kitching:

>

>Diana, please read the following for I live VERY close to this proposed
>development and to be honest I feel like it is really coming out of
>left field aka did NOT expect this. I recently bought my first house,
>3814 Lavell Dr. and much of my decision to purchase in this location
>was the smaller, less dense aspects of Glassell Park. Now, I hear
>rumblings of this massive development in the canyon that really feels
>out of place. Can you imagine the value added to the community (not to
>mention property, etc.) by keeping our green spaces? I can only think
>it helps seeing it brought me, a 33 year old buyer to this community.

>

>Please read the following and think about the community as a
>whole—there is lots of useable land in the area without taking virgin
>green space.

>

>I am writing about the Initial Study submitted by the Applicant
>concerning the proposed 32 home development the largest proposed
>development within the Mt. Washington / Glassell Park Specific Plan
>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project
>be considered. In addition, I ask that a study be conducted for an
>alternative outcome that would envision this property as parkland,
>which is the primary interest of this community.

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>comprehensive EIR, but there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
>be ³Potentially Significant Impact.²

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>Among the items that need to be addressed fully are:

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>GEOLOGICAL STUDY / SOILS

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>There is nothing addressing the impact of building retaining walls and
>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report.

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>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR
>DEATH

>
>The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside.

>
>HYDROLOGY / STORM WATER DRAINAGE

>
>There is both geological evidence and longtime resident¹'s accounts of
>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.

>
>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside.

>
>LAND USE AND PLANNING

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>This project would have a significant impact on wildlife and wildlife
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>California Black Walnut woodland and other native plant species. The
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>POPULATION & HOUSING

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>
>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

>
>The increased density will impact response times and create a danger in
>emergency situations. This has not been adequately studied nor
>addressed.

>
>SCHOOLS

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>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
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>nature studies. The impact is significant and requires further
>study.

>

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>

>There needs to be further studies on the inadequate infrastructure that
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>be used for these homes.

>

>WATER SUPPLIES

>

>Between the almost constant water main breaks in the City of Los
>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>

>

>Sincerely,

>

>Matt

>

>3814 Lavell Dr.

>Los Angeles (Glassell Park)

>90065

>

>Matt Whitmire

>AdRev

>Network Director

>323-426-6025

>matt@adrev.net

>

>AdRev (AudioMicro, Inc.) is a 2014 Inc. 500 Honoree Ranked #2 Fastest
>Growing Media Company

>

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>_____

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>Thank you.

>_____

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>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Matthew Docter <mattdocter@me.com>

>Date: Wed, 18 Nov 2015 22:54:29 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Dear Ms. Kitching:

>

>My name is Matthew Docter. I live at 3949 Brilliant Drive with my wife

>and 7 year old daughter. My letter is in response to the Notice of

>Preparation we received from your office. I request that a full,

>comprehensive EIR for this massive development be considered. For a

>number of reasons, our family is interested in saving Walnut Canyon as

>parkland.

>

>Here's why:

>

>In the 10 years I have lived in Glassell Park, I have noticed our

>hillside neighborhood change < largely in density. Daily, on my way to

>and from my daughter's school, I have to pull over to avoid a head on

>collision with another car. Glassell Park is a ³hot² neighborhood with

>somewhat ³affordable² housing < by LA standards < with great views,

>beautiful nature, seclusion from the big city hustle and bustle, and

>narrow winding streets < all part of the charm of the place.

>

>Yet, the infrastructure of the hillside can barely accommodate the

>current residents < let alone think of having 64, or more, additional

>cars moving in and out of the neighborhood on a daily basis if these

>proposed 32 new homes are built.

>

>We have no sidewalks. People walk their dogs on the streets. My

>daughter and the neighbor kids ride their bikes on the streets.

>Adding 32 homes to this neighborhood is a serious risk to the health

>and safety of the current residents solely due to the inadequate roads.

>

>The width of my street, which leads directly into the proposed

>development, is 15 wide. Imagine someone walking their dog on the

>street < no sidewalks < and two cars trying to get by each other on

>this street. It is impossible. Now park a few cars on the street <

>when my parents come to visit. It's unimaginable to think about 64 or

>more cars trying to use this kind of infrastructure.

>

>There is a home built on the hill across from my house. So, even if

>the developer agreed to widen the street by cutting into the hillside,

>what would be done to ensure the stability of my neighbor's home?

>There are 100 foot tall trees across from my house. If the street is

>widened, will these trees be damaged? They could fall on my house and

>do serious damage < or kill someone. All of these factors need to be
>investigated for this massive development to move forward responsibly.
>And we're just talking about my street. All of the streets leading
>into Walnut Canyon are terribly narrow.

>

>We enjoy hiking in Walnut Canyon. Our daughter and the neighbor kids
>go on adventures. This kind of nature space with Black Walnut Trees
>and wildlife is rare in the city of LA. Isn't it in the best interest
>of the city to try to maintain these spaces, rather than allow every
>square inch of nature to be developed? Living on the East Side, these
>natural canyons are our beaches. The nature is what makes this
>neighborhood unique and special.

>

>At a Glassell Park Council meeting, the developer agreed to sell the
>land to be used for park space if their financial needs could be met.
>Wouldn't it be in best interest of the city of LA or the State of
>California to allocate funds to help keep this beautiful natural
>landscape a park that everyone could use. I jog through Elyria Canyon
>Park in Mt. Washington all the time. This park is a feature of Mt.
>Washington that help gives that neighborhood its character. We want to
>do a similar thing for our neighborhood. We want to put the ³park² in
>Glassell Park.

>

>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts which need to be addressed by a full,
>comprehensive EIR. But there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
>be ³Potentially Significant Impact.²

>

>For example:

>

>GEOLOGICAL STUDY / SOILS

>Over the past 3-4 years there have been numerous homes on Division <
>just below the proposed development < that were red tagged and deemed
>hazardous to live in after the heavy rains caused hillside damage that
>compromised the structure of these houses.

>

>My home is above this proposed development < and will be surrounded by
>these potential homes. What kind of studies are going to be done to
>ensure that the hillside is not compromised from the construction of
>these homes?

>

>There is nothing addressing the impact of building retaining walls and
>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

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>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of
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>Also, the drainage pattern does not fully account for the extra
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>This project would have a significant impact on wildlife and wildlife
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>Applicant is also responsible for the destruction of California Black
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>POPULATION & HOUSING

>This is the largest such development within the Mt.
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>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
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>Thank you for your time and consideration.

>

>Sincerely,

>

>Matthew Docter
>3949 Brilliant Drive
>Los Angeles, CA 90065

>

>mattdocter@me.com

>

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

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>----- Forwarded message -----

>From: Maureen Crowe <maureencrowe.gtm@gmail.com>

>Date: Thu, 19 Nov 2015 16:22:49 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

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>concerning the proposed 32 home development the largest proposed

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>
>Thank you for your time and consideration.
>
>Sincerely,
>
>Maureen
>Crowe
>2227 Balsam
>Ave
>Los Angeles, California
>90064
>maureencrowe.gtm@gmail.com
>cell: 310-968-1223
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
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March 18, 2015

Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching,

I am writing in response to the Notice Of Preparation (NOP) regarding, ENV-2015-2534-EIR / "Adobe at Glassell Park Project." This project proposes development of 32 homes in a green space suitably and warmly referred to as "Walnut Canyon" by residents in the immediate and surrounding communities. As the largest proposed development within the Glassell Park and Mt. Washington Specific Plan area in 25 years, its potentially harmful impact on various aspects of the surrounding community as a whole – are seemingly eminent. I reside one block away from the entrance of the proposed development; as a native Angelino and long-time resident of the Glassell Park community, I am concerned with several issues cited in the NOP and therefore strongly and respectfully request that a full, comprehensive Environmental Impact Report (EIR) for this immense project be considered.

Among the items and potentially impactful issues that need to be addressed are:

INCREASE IN TRAFFIC

With the addition of 32 more homes condensed into one area of our hillsides, the amount of additional traffic forced in an inadequate space is unimaginable; at the minimum of 2 cars per household, an additional 64 cars making at least 2 trips per day each, would certainly congest an already busy corner at Cazador Street and Division Street – not to mention clog up Haverhill Drive's only outlet. These corners and streets are busy enough as it is, traffic is heavy and is already potentially dangerous. My house has been crashed into on 2 separate occasions, 1 as a result from traffic on Division going towards Cazador and the other from traffic from Haverhill, going towards Cazador and Division streets. Additionally, my mailbox has been hit 3 times and 4 different neighbors' fences have been crashed into as well. The already heavy traffic multiplied by at least 64 cars and 128 more trips per day, adds a terrifying 128 more opportunities for damage to my property and those of my neighbors – not to mention a potential danger to our lives.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied, as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

Again - the narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. Not only do cars and trucks already have a difficult time maneuvering around each other in the existing conditions, foot traffic is a challenge too. We do not have sidewalks. People who are on family strolls, exercising, walking their pets, and so forth are continuously in harms way of abundant and congested traffic.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an acquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland (like Barryknoll Canyon) and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic and responsible approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is **NOT A SINGLE** designated park in Glassell Park; this is one of the four canyons within the community where residents can view nature, hike, safely enjoy the outdoors, and do nature studies. Some of the other canyons are already in danger of being lost due to development (Barryknoll Canyon, Moss Canyon). The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that **we are in a drought**, the addition of 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

I am requesting that a **full, comprehensive EIR** for this massive project be required. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of our community.

Thank you for your time and consideration of this important matter.

Sincerely,

Melinda Martinez
4001 Division Street
Los Angeles, CA 90065
melinda.s.martinez@gmail.com

>

>----- Forwarded message -----

>From: mikdrum1@aol.com

>Date: Thu, 19 Nov 2015 17:28:36 -0500

>Subject: Glassell Park Project

>To: Diana.Kitching@lacity.org

>

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant
>concerning the proposed 32 home development the largest proposed
>development within the Mt. Washington / Glassell Park Specific Plan
>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project
>be considered. In addition, I ask that a study be conducted for an
>alternative outcome that would envision this property as parkland,
>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts all of which need to be addressed by a full,
>comprehensive EIR, but there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and
>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR
>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside.

>

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>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.

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>is other development taking place in surrounding neighborhoods. This

>will have a significant impact on infrastructure and public safety and

>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations.

>This has not been adequately studied nor addressed.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan.

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

>within the community where residents can view nature, hike and do

>nature studies. The impact is significant and requires further

>study.

>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further

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>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los

>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>

>Michael Shapiro

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Michele Kackovic <kackovic@yahoo.com>

>Date: Thu, 19 Nov 2015 11:35:31 -0800

>Subject: Glassell Park Project Development

>To: Diana.Kitching@lacity.org

>Cc: nelagreespace@gmail.com, Chris Otwell

><christopheraotwell@gmail.com>

>

>19 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>We live right next to the proposed project development area and so I am

>writing about the Initial Study submitted by the Applicant concerning

>the proposed 32 home development the largest proposed development

>within the Mt. Washington / Glassell Park Specific Plan area in 25

>years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences and since we live right next to

>this it DIRECTLY impacts our home. This needs to be studied as there

>are potentially adverse effects to stability that are not addressed in

>this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside. Our street would be closed and access to our home would be
>impacted because of construction.

>

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of
>this property being used for water and that it is an aquifer this is
>significant and really needs to be studied.

>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife
>corridors on the hillside, the loss of a significant and protected
>California Black Walnut woodland and other native plant species. The
>Applicant is also responsible for the destruction of California Black
>Walnut Trees during this past brush season, which is illegal. Habitat
>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.
>Washington/Glassell Park Specific Plan in 25 years. In addition there
>is other development taking place in surrounding neighborhoods. This
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>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations.
>This has not been adequately studied nor addressed.

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>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. There needs to be a better study
>of this along with the schools mentioned in the plan.

>

>PARKS

>This development will significantly impact the neighborhood as
>residents want to preserve this land as park space. There is NOT A
>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas
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>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Michele Kackovic

>2438 Haverhill Drive 90065

>kackovic@yahoo.com

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Mike Tuccillo <itsmiketuccillo@gmail.com>

>Date: Fri, 20 Nov 2015 00:16:07 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant
>concerning the proposed 32 home development the largest proposed
>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

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>I am requesting that a full, comprehensive EIR for this massive project
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>

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>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.

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>

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>Conservation for this property needs to be thoroughly studied.

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>

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>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a significant

>impact on infrastructure and public safety and the City needs a

>holistic approach to development in these hillsides.

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>

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>

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>
>
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>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.
>
>
>Thank you for your time and consideration.
>
>
>
>Sincerely,
>Michael Tuccillo
>2525 Sundown Dr, 90065
>itsmiketuccillo@gmail.com
>--
>*Mike Tuccillo*
>www.miketuccillo.com
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: monettet@roadrunner.com

>Date: Thu, 19 Nov 2015 8:45:37 -0500

>Subject: Abode and Glassell Park Project

>To: diana.kitching@lacity.org

>

>November 18, 2015

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Dear Ms. Kitching,

>

>I am writing in regard to the proposed plan for housing (³Abode at
>Glassell Park Project²) in Northeast Los Angeles, and I would like to
>detail, as a resident of Glassell Park, the reasons for my plea in
>opposition to such development.

>

>My husband and I live on Sundown Drive, one of the streets potentially
>impacted enormously by this development. To speak first simply on a
>practical level, such a development would pose problems regarding
>existing infrastructure and street circulation systems. As the L.A.
>city planning document for the Glassell Park/Mount Washington area
>notes, existing utility poles, lines and appurtenances are both
>unsightly and outdated, even in relation to current housing. At our
>own residence, we experience not infrequent power outages (brought on
>by the slightest of winds and storms) and, more often, problems with
>telephone landlines that AT&T assure us will continue despite their
>³temporary fixes² due to ineffectual phone lines. City planning
>officials also document that in our area, development is already
>³exceeding infrastructure service capability in hillside areas.²

>

>Consideration of street circulation is even more problematic. Sundown
>Drive is an exceptionally narrow, dead-end street with one-lane traffic
>only. To my understanding, plans for this project include both
>transforming Sundown to a through street accessing the proposed project
>and widening the street for through traffic. All residents can attest
>that we already have traffic that results in astonishing delays during
>morning and evening rush hours; it can take more than 20 minutes to
>drive the (less than one mile) route from Sundown to Eagle Rock Blvd.
>The idea of adding more than 30 new residences (and the number of cars
>that would surely entail) is unimaginable. Further, making Sundown Dr.
>a thoroughfare would undoubtedly require a widening of the street. As
>it is, there is parking only on one side of the street, so as to let
>residential and business traffic and emergency vehicles through. But

>there are frequently problems (even with the mere existing ten houses)
>when emergency, delivery, utility, or construction vehicles are
>present. Residents need to park on the streets below if they can't get
>through or wait in a long line of traffic for the larger vehicles to
>complete their business before they can access their own street. With
>the proposed project, clearly, widening would be needed; however, this
>would in turn entail a literal demolition of the front landscape areas,
>driveways, and /or porches of existing homes on the north side of the
>street.

>

>More daunting considerations include the topography and geologic
>stability (in relation to earthquake, flooding, mudslides) of the area
>targeted for this project. Heavy rains just a few years ago resulted
>in many homes in the area being red-tagged for mudslides and flooding,
>especially in on Division St., below the steep hills proposed for this
>project. We have seen in other L.A. areas the jeopardizing of existing
>housing that is caused by imprudent building, which raises the question
>of any developments for city profit that negatively impact previously
>established and thriving neighborhoods.

>

>Aside from these practical considerations, my husband's and my
>essential dispute to this project involves not so much issues of
>infrastructure, traffic, and geological risk as the disruption of an
>entire community history and identity. The home we now live in was
>bought by my husband's parents in 1964 and was at that time one of only
>two homes on Sundown Drive. When my husband's parents passed away and
>left the home to us, our first thought was to sell it. But we
>ultimately found that we could not let go of the neighborhood
>itself<its close proximity to everything that Los Angeles has to offer
>and, at the same time, its nearly rural feel, its open spaces and
>quietness and wildlife. We decided to stay instead of selling, and we
>relish every day what a privilege it is to live here. I very much
>doubt that we would have remained in the L.A. area, were it not for
>this place. And I think I am not remiss in speaking for everyone
>living in Glassell Park when I say that we are here because of the
>uniqueness the neighborhood offers. When we walk in the neighborhood
>and hike in its hills, we spot deer, coyotes, great horned owls, bob
>cats<not to mention the resident (and actually loved) raccoons, skunks,
>and possums. I can't imagine their disappearance. To where?
>It is as if we are somewhere far back in the history of Los Angeles; we
>often meet people, families, children, from the Eagle Rock ³flatlands²
>below hiking, exploring, experiencing this place that is a place of
>increasing rarity in the Southern California area.

>

>My husband and I, and my husband's parents, and my parents grew up in
>Eagle Rock. At eighty-seven, my father still talks of his youthful
>travels in these hills. His stories of Walnut Canyon (though it was
>not called such in his day) are among his most joyful memories, and

>whenever he visits us on Sundown, those memories come to the forefront
>of his conversation. We need to continue to provide open spaces like
>these for children who barely even know what ³open space² means.

>

>The L.A.City Planning document speaks of not disrupting the natural
>terrains and wildlife of this area. This is a heartening ambition to
>see written in the documents of any city planning, and our hope is that
>it is a true one. When we lose the essence of neighborhoods like this,
>we lose not merely the look of things for those who feel blessed to
>live here. We lose, in addition, an irrecoverable part of Los Angeles
>landscape and history that future generations will never know.

>

>I appreciate your consideration of this and other appeals regarding the
>³Abode at Glassell Park.²

>

>Respectfully,

>

>Monette and Bernard Tiernan

>2444Sundown Dr.

>Los Angeles, CA 90065

>mtiernan@glendale.edu

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

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>200 N. Spring Street, Room 750

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>city planning document for the Glassell Park/Mount Washington area
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>unsightly and outdated, even in relation to current housing. At our
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>by the slightest of winds and storms) and, more often, problems with
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>officials also document that in our area, development is already
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>it is, there is parking only on one side of the street, so as to let
>residential and business traffic and emergency vehicles through. But

>there are frequently problems (even with the mere existing ten houses)
>when emergency, delivery, utility, or construction vehicles are
>present. Residents need to park on the streets below if they can't get
>through or wait in a long line of traffic for the larger vehicles to
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>the proposed project, clearly, widening would be needed; however, this
>would in turn entail a literal demolition of the front landscape areas,
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>street.

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>in many homes in the area being red-tagged for mudslides and flooding,
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>of any developments for city profit that negatively impact previously
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>

>Aside from these practical considerations, my husband's and my
>essential dispute to this project involves not so much issues of
>infrastructure, traffic, and geological risk as the disruption of an
>entire community history and identity. The home we now live in was
>bought by my husband's parents in 1964 and was at that time one of only
>two homes on Sundown Drive. When my husband's parents passed away and
>left the home to us, our first thought was to sell it. But we
>ultimately found that we could not let go of the neighborhood
>itself<its close proximity to everything that Los Angeles has to offer
>and, at the same time, its nearly rural feel, its open spaces and
>quietness and wildlife. We decided to stay instead of selling, and we
>relish every day what a privilege it is to live here. I very much
>doubt that we would have remained in the L.A. area, were it not for
>this place. And I think I am not remiss in speaking for everyone
>living in Glassell Park when I say that we are here because of the
>uniqueness the neighborhood offers. When we walk in the neighborhood
>and hike in its hills, we spot deer, coyotes, great horned owls, bob
>cats<not to mention the resident (and actually loved) raccoons, skunks,
>and possums. I can't imagine their disappearance. To where?
>It is as if we are somewhere far back in the history of Los Angeles; we
>often meet people, families, children, from the Eagle Rock ³flatlands²
>below hiking, exploring, experiencing this place that is a place of
>increasing rarity in the Southern California area.

>

>My husband and I, and my husband's parents, and my parents grew up in
>Eagle Rock. At eighty-seven, my father still talks of his youthful
>travels in these hills. His stories of Walnut Canyon (though it was
>not called such in his day) are among his most joyful memories, and

>whenever he visits us on Sundown, those memories come to the forefront
>of his conversation. We need to continue to provide open spaces like
>these for children who barely even know what ³open space² means.

>

>The L.A.City Planning document speaks of not disrupting the natural
>terrains and wildlife of this area. This is a heartening ambition to
>see written in the documents of any city planning, and our hope is that
>it is a true one. When we lose the essence of neighborhoods like this,
>we lose not merely the look of things for those who feel blessed to
>live here. We lose, in addition, an irrecoverable part of Los Angeles
>landscape and history that future generations will never know.

>

>I appreciate your consideration of this and other appeals regarding the
>³Abode at Glassell Park.²

>

>Respectfully,

>

>Monette and Bernard Tiernan

>2444Sundown Dr.

>Los Angeles, CA 90065

>mtiernan@glendale.edu

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>
>----- Forwarded message -----
>From: Katrina Alexy <KAlexy@pilgrim-school.org>
>Date: Thu, 19 Nov 2015 02:15:46 +0000
>Subject: Glassell Park EIR
>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
>
>
>
>Ms. Diana Kitching, Planning Associate
>Major Projects & Environmental Analysis Section City of Los Angeles,
>Department of City Planning
>200 N. Spring Street, Room 750
>Los Angeles, CA 90012
>
>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project
>
>Nov. 18th, 2015
>
>Dear Ms. Kitching:
>I am writing you today
>asking for a full, comprehensive EIR and an alternate study of the
>land to be used as park land in the Walnut Canyon Area of Glassell
>Park.
>As an educator who lives and volunteers in my neighborhood, i can tell
>you that future generations will thank you for taking the time to
>insist on research regarding the serious impact 32 homes will create
>on our wild life, air quality, and general quality of life. Please
>consider the many requests you are receiving. thank you.
>
>Katrina Alexy
>
>
>Ms. Katrina Alexy
>Elementary Art Teacher
>Fine Arts Chair
>Pilgrim School
>
>"It took me four years to paint like Raphael, but a lifetime to paint
>like a child."
>- Pablo Picasso
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

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>

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MOUNT WASHINGTON HOMEOWNERS ALLIANCE



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November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Diana.Kitching@lacity.org

Re: ENV-2015-2354-EIR, Abode at Glassell Park (a.k.a. Walnut Canyon)

Dear Ms. Kitching:

The Mount Washington Homeowners Alliance (MWAH) represents approximately 600 residents in the neighborhood of Mount Washington. We share our Specific Plan with the Glassell Park Community and believe the course the Applicant is asking the City to undertake would set a terrible precedent for all of us who live in the Specific Plan Boundaries.

As a membership organization of homeowners and residents, the MWAH has a standing committee to review land use projects affecting the interests of the community. The residents of Mount Washington, like those in Glassell Park, have chosen to make this community their home, to raise their children here, to live out their lives here, and as a result have a direct interest in the City enforcing its land use policies and actions in a manner that is consistent, fair, and equitable.

We understand, by reviewing the record on ZIMAS, that the City is preparing a Notice of Preparation (NOP) for the project. The proposed project is, to our knowledge, the largest single project in the Specific Plan Area in the last 25 to 30 years. Furthermore, the project is located in an ecosystem, natural open space setting that, again to our knowledge, is unique in the City of Los Angeles.

In reviewing the Initial Study we note a number of glaring omissions – that is, impacts that have been characterized as Less Than Significant when in reality the impacts are Significant and should be

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www.mwha.us; www.facebook.com/MWHAAlliance

included in the EIR analysis. These include:

1. Project Description – fails to properly describe the project's setting as being in a Very High Fire Hazard Severity Zone, served by a substandard and inadequate roadway system that does not meet the emergency access requirements of the General Plan, is sited in a Rare and Threatened Black Walnut Plant Community, and lacks enough specificity as to the surrounding land uses for a proper Cumulative Analysis to be made.

2. Land Use – Consistency with the Northeast Los Angeles Community Plan element of the General Plan, based on the City's failure to implement the Plan's population density requirements and Mitigation Measures that underpin the entire Plan.

3. Hydrology and Water Quality – the project's unique setting in a Black Walnut Plant Community provides natural resources that both reduce runoff and clean polluted stormwater for the entire Walnut Canyon watershed. The project will degrade these services almost completely, and as a result of the project's increased imperviousness and pollution load the already out of compliance Total Daily Maximum Loads (TMDLs) of the watershed will be further exceeded. The cumulative impacts on water resources in the watershed need to be determined and mitigated if possible. The City Bureau of Sanitation has stated that watershed-wide they need at least \$270M per year in additional funds to clean up the LA River watershed, of which the project site is a part.

4. Population and Housing – while the project by itself may not produce Significant Impacts, the project, when taking into account the cumulative impacts of past projects, almost certainly does. In fact the MWA has recently discovered that the City has been violating the General Plan requirements and Mitigation Measures related to population and housing (see the discussion below on General Plan Consistency).

5. Public Services – the project site is serviced by a complex and convoluted roadway system that already creates a danger to the public. The proposed project makes this situation worse and the EIR needs to disclose both the direct and cumulative impacts to public services. The project location already does not meet the General Plan requirements for Fire and Police access and response times, and the proximity and amount of park land and open space.

Cumulative Impacts of the City's failure to implement key requirements of its General Plan may require a Finding that the proposed project is not consistent with the General Plan as the City has implemented it.

As is described in great detail in a recent MWA appeal to the East Los Angeles Planning Commission (ELAAPC) on a five-house project on Ganymede Drive (DIR-2013-1930-SPP, DIR-2013-1932-SPP, DIR-2013-1933-SPP, DIR-2013-1934-SPP, AND DIR-2013-1935-SPP), the Northeast Los Angeles Community (NELA) Plan element of the General Plan required the reduction of the population and housing density throughout the Plan area. Many lots in Mount Washington / Glassell Park were accordingly reduced from Low Density to Very Low Density (i.e. from the R1 zone to the RE-11, RE-20, and RE-40 zones).

As it stands today, it is uncontroversial that the ELAAPC denied the MWA appeal on the Ganymede projects, but we believe that this makes the City's position of how to meet the General Plan requirements all the more problematic.

Furthermore, it is also uncontroversial that the General Plan requirement to reduce population density was driven by the recognition that the infrastructure of ALL types in the NELA Plan area was inadequate to protect the health and safety of the public. The City chose to reduce future population density throughout the Plan area by adopting Mitigation Measures that required the City to implement the reduced density on certain lots, such as those on Ganymede. What we learned in the Ganymede Appeal is that the City appears to never have, nor will ever, enforce the population density requirements of the General Plan in the manner contemplated by the General Plan.

But the General Plan, its requirements, the Mitigation Measures, and the impacts to the public health and safety must have some real meaning in law and in fact. The General Plan's goal was to reduce the planned maximum population in the Northeast Plan area from 462,000 to a "worst case" total of 266,395. Using U.S. Census data for 2010, the MWA estimates that the population in the Northeast Plan area in 2010 was 251,834. As a result of the City's unwillingness to enforce its General Plan the population of the Plan area is now just reaching what was supposed to be the "worst case" scenario, but with utterly inadequate infrastructure. If left unchecked, current City policies will allow for the pre-Plan population of 462,000 (actually probably much greater than this as the City has adopted a number of density bonus schemes in the intervening decades) to become a reality.

The point of this discussion is that it presents evidence that the City must perform a cumulative impact analysis for the proposed project, taking into account the effects of all past projects in the context of the General Plan and its recognition that the infrastructure in Mount Washington / Glassell Park is inadequate. The analysis needs to account for the City's failure to implement the Mitigation Measures adopted with the General Plan, and it needs to provide new mitigation measures that will protect the public from both the direct impacts posed by this project as well as the cumulative impacts caused by the City's failure to implement its General Plan. Without this analysis and mitigation the proposed project cannot on its face be consistent with the General Plan.

For the above reasons we believe the Project Description and Initial Study need to be corrected, and the Notice of Preparation reissued to reflect these changes.

Respectfully yours,

A handwritten signature in blue ink that reads "Mark B. Kenyon". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mark Kenyon
MWA Land Use Committee

MOUNT WASHINGTON HOMEOWNERS ALLIANCE



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November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Diana.Kitching@lacity.org

Re: ENV-2015-2354-EIR, Abode at Glassell Park (aka, Walnut Canyon)

Dear Ms. Kitching:

The Mount Washington Homeowners Alliance (MWhA) represents approximately 600 residents in the neighborhood of Mount Washington. We share our Specific Plan with the Glassell Park Community and believe the course the Applicant is asking the City to undertake would set a terrible precedent for all of us who live in the Specific Plan Boundaries.

As a membership organization of homeowners and residents, the MWhA has a standing committee to review land use projects affecting the interests of the community. The residents of Mount Washington, like those in Glassell Park, have chosen to make this community their home, to raise their children here, to live out their lives here, and as a result have a direct interest in the City enforcing its land use policies and actions in a manner that is consistent, fair, and equitable.

We understand, by reviewing the record on ZIMAS, that the City is preparing a Notice of Preparation (NOP) for the project. The proposed project is, to our knowledge, the largest single project in the Specific Plan Area in the last 25 to 30 years. Furthermore, the project is located in an ecosystem, natural open space setting that, again to our knowledge, is unique in the City of Los Angeles.

In reviewing the Initial Study we note a number of glaring omissions – that is, impacts that have been characterized as Less Than Significant when in reality the impacts are Significant and should be included in the EIR analysis. These include:

1. Project Description – fails to properly describe the projects setting as being in a Very High Fire Severity Hazard Zone, served by a substandard and inadequate roadway system that does not meet the emergency access

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requirements of the General Plan, sited in a Rare and Threatened Black Walnut Plant Community, and with enough specificity as to the surrounding land uses so that proper Cumulative Analysis can be made.

2. Land Use – Consistency with the Northeast Los Angeles Community Plan element of the General Plan, based on the City's failure to implement the Plan's population density requirements and Mitigation Measures that underpin the entire Plan.

3. Hydrology and Water Quality – the projects unique setting in Black Walnut Plant Community provides natural resources that both reduce runoff and clean polluted stormwater for the entire Walnut Canyon watershed. The project will degraded these services almost completely, and as a result of the project's increased imperviousness and pollution load the already out of compliance Total Daily Maximum Loads (TMDLs) of the watershed will be further exceeded. The cumulative impacts on water resources in the watershed need to be determined and mitigated if possible. The City Bureau of Sanitation has stated that watershed wide they need at least \$270M per year in additional funds to clean up the LA River watershed of which the project site is a part. Locally, Walnut Canyon

4. Population and Housing – while the project by itself may not produce Significant Impacts, the project when taking into account the cumulative impacts of past projects almost certainly does. In fact the MWAHA has recently discovered that the City has been violating the General Plan requirements and Mitigations Measures related to population and housing, see the discussion below on General Plan Consistency.

5. Public Services – the project site is serviced by a complex and convoluted roadway system that already creates a danger to the public. The proposed project make this situation worse and the EIR needs disclose both the direct and cumulative impact to public services. The project location already does not meet the General Plan requirements for Fire and Police access and response times, and the proximity and amount of Park land and open space.

Cummulative Impacts of the City's failure to implement key requirements of its General Plan may require a Finding that the proposed project is not consistent with the General Plan as the City has implemented it.

As is described in great detail in a recent MWAHA appeal to the East Los Angeles Planning Commission (ELAAPC) on a five-house project on Ganymede Drive, DIR-2013-1930-SPP, DIR-2013-1932-SPP, DIR-2013-1933-SPP, DIR-2013-1934-SPP, AND DIR-2013-1935-SPP), the Northeast Los Angeles Community (NELA) Plan element of the General Plan required the reduction of the population and housing density throughout the Plan area. Many lots in Mount Washington / Glassell Park were reduced from Low Density to Very Low Density (i.e. from the R1 zone to the RE-11, RE-20, RE-40 zones).

As it stands today, it is uncontroversial that the ELAAPC denied the MWAH appeal on the Ganymede projects but we believe this makes the City's position of how to meet the General Plan requirements all the more problematic.

Furthermore, it is also uncontroversial that the General Plan requirement to reduce population density was driven by the recognition that the infrastructure of ALL types in the NELA Plan area were inadequate to protect the health and safety of the public. The City chose to reduce future population density throughout the Plan area by adopting Mitigation Measures that required the City to implement the reduced density on certain lots such as those on Ganymede. What we learned in the Ganymede Appeal is that the City appears to never have nor will ever enforce the population density requirements of the General Plan in the manner contemplated by the General Plan.

But the General Plan, its requirements, the Mitigation Measures, and the impacts to the public health and safety must have some real meaning in law and in fact. The General Plan's goal was to reduce the planned maximum population in the Northeast Plan area from 462,000 to a "worst case" total of 266,395. Using US Census data for 2010 the MWAH estimates that the population in the Northeast Plan area in 2010 was 251,834. As a result of the City's unwillingness to enforce its General Plan the population of the Plan area is now just reaching what was supposed to be the "worst case" scenario, but with utterly inadequate infrastructure. And with City policies that will allow for the pre-Plan population of 462,000 (actually probably much greater than this as the City has adopted a number of density bonus schemes in the intervening decades) to become a reality.

The point of this discussion is that it represents evidence that the City must perform a cumulative impact analysis for the proposed project taking into account the effects of all past projects in the context of the General Plan and its recognition that the infrastructure in Mount Washington / Glassell Park is inadequate; the analysis needs to account for the City's failure to implement the Mitigation Measures adopted with the General Plan; and that provides new mitigation measures that will protect the public from both the direct impacts posed by this project as well as the cumulative impacts caused by the City's failure to implement its General Plan. Without this analysis and mitigation the proposed project cannot on its face be consistent with the General Plan.

For the above reasons we believe the Project Description and Initial Study needs to be corrected, and the Notice Of Preparation reissued to reflex these changes.

Respectfully yours,

A handwritten signature in blue ink that reads "Mark B. Kenyon". The signature is fluid and cursive, with the first name being the most prominent.

Mark Kenyon
MWAH Land Use Committee

From: **Nancy King** <nancy3835@me.com>
Date: Tue, Nov 17, 2015 at 10:24 PM
Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

- We live on a hill with narrow roads. I don't know how you expect even MORE people to be able to come and go. Currently everyone is pulling over, backing up, grid-locking on the already over-crowded roads. It would NOT be safe to increase the traffic on these roads.

- I love our coyotes and raccoons and possums and skunks. I don't want to lose them.

- I'm older. I don't want to die waiting for an ambulance to come up the hill to get me!

- I'm selfish. I don't want to lose the bucolic nature of our neighborhood. I don't want to lose our parkland.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

**HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS,
INJURY OR DEATH**

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Nancy King
3835 Brilliant Drive
LA CA 90065
nancy3835@me.com

>----- Forwarded message -----

>From: "Sadler, Neil [CPCUS]" <NSadler2@its.jnj.com>

>Date: Thu, 19 Nov 2015 18:21:11 +0000

>Subject: Re: ENV-2015-2354-EIR / Development of 'Abode at Glassell
>Park' Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>19 November 2015

>

>

>

>Ms. Diana Kitching, Planning Associate

>

>Major Projects & Environmental Analysis Section

>

>City of Los Angeles, Department of City Planning

>

>200 N. Spring Street, Room 750

>

>Los Angeles, CA 90012

>

>

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>

>

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>

>

>

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>

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>

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>

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>

>

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>

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>

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>

>

>

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>

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>

>

>

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>

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>

>

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

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>

>

>

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>

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>

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>

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>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

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>There needs to be further studies on the inadequate infrastructure that

>includes whether sewer is actually available or if septic will need to

>be used for these homes.

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>WATER SUPPLIES

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>Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

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>As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

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>Thank you for your time and consideration.

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>

>Sincerely,

>

>Neil Sadler

>Resident of Glassell Park

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>

>Neil Sadler

>Senior Director,

>360 Brand

>

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November 20, 2015

By Email (Diana.Kitching@lacity.org) and U.S. Mail

Diana Kitching
City of Los Angeles
Department of City Planning
Environmental Analysis Section
200 N Spring Street, Room 750
Los Angeles, CA 90012

Re: Comments of Notice of Preparation and Initial Study for Abode at Glassell Park Project, Case Number: ENV-2015-2354-EIR

Dear Ms. Kitching,

On behalf of NELA Greenspace, we submit these comments on the Initial Study for the proposed Abode at Glassell Park Project (the "Project"). NELA Greenspace's mission is to advocate for the preservation of green space in the hillsides of Glassell Park in order to provide park equity through passive recreation parks to those in Glassell Park and Northeast Los Angeles' densely populated, underserved communities and in doing so, help enrich the lives of those in Northeast Los Angeles.

We appreciate your providing us notice of the scoping process being conducted for the environmental impact report ("EIR") for the Project. The Project proposes to construct 32, three-story single-family homes on 4 acres in the Glassell Park area of Los Angeles. Specifically, the Project would be developing a portion of the largest remaining open space in Glassell Park—Walnut Canyon. The Project would also require extension of Haverhill Drive and Brilliant Drive. NELA Greenspace is concerned that the Project represents continued piecemeal development in an area with insufficient infrastructure to support it. The 32 additional houses proposed by the Project will increase traffic and congestion along the area's narrow and windy roads, with adverse impacts on the already-poor police and fire emergency response times. The Project will also result in the loss of the area's only remaining open space, where residents have used the existing trail for recreation and enjoyment of nature for decades. Given the admitted adverse environmental impacts that this Project will have on Glassell Park and its residents,

thorough environmental analysis and the implementation of concrete and enforceable mitigation measures that address these impacts is required.

More importantly, the EIR must consider less impactful alternatives to the proposed development. NELA Greenspace is advocating for the protection of one of the last and the largest open space areas in the parkless Glassell Park through the acquisition of Walnut Canyon as a park. We are supported in this goal by over 1,500 residents, the Santa Monica Mountains Conservancy, Senator Kevin de Leon, Supervisor Hilda Solis, the Hillside Federation and many other politicians and organizations. Funding is available to acquire the Project site as open space for this park-starved area. Thus, preservation of the Project site as a park is a feasible alternative that must be considered.

More than 100 members of NELA Greenspace have prepared comments in response to the Initial Study for the Project, objecting to its many impacts and urging the City to adopt a park alternative. These letters are included as an attachment to this letter. (**Attachment 1:** NELA Greenspace Individual Comment Letters.)

I. A Legally Adequate EIR Must be Prepared.

When a project may have a significant impact on the environment, the California Environmental Quality Act (CEQA) requires the preparation and certification of an EIR. “[S]ince the preparation of an EIR is the key to environmental protection under CEQA, accomplishment of the high objectives of that act requires the preparation of an EIR whenever it can be fairly argued on the basis of substantial evidence that the project may have significant environmental impact.” (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75.) The Initial Study acknowledges that the Abode at Glassell Park Project will likely have adverse impacts on aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, land use and planning, noise, and transportation and traffic. (Initial Study p. III-5.) NELA Greenspace agrees with the City that preparation of an EIR is only proper way to address and mitigate these potential environmental impacts under CEQA and appreciates the City’s release of the Notice of Preparation and Initial Study to solicit community input on this important Project.

To be legally adequate, an EIR must comprehensively identify and address all of the “significant environmental effects” of a proposed project. (Public Resources Code § 21100(b)(1); CEQA Guidelines § 15126.2.) “All phases of a project,” including “planning, acquisition, development, and operation,” must be addressed. (CEQA Guidelines § 15126.) And both “[d]irect and indirect significant environmental effects” must be analyzed, “giving due consideration to both the short-term and long-term effects.” (CEQA Guidelines § 15126.2(a).) As set forth in detail below, the Initial Study fails to adequately and accurately consider the Project and the existing environment, incorrectly identifies impacts as insignificant and fails to indicate whether all potentially significant impacts will be considered in the EIR.

A. The EIR Must Contain a Complete Project Description.

The minimal description of the Project included in the Initial Study failed to comply with CEQA's requirement that the environmental review document provide "[a]n accurate project description" which "is necessary for an intelligent evaluation of the potential environmental effects of a proposed activity." (*McQueen v. Board of Directors of the Mid-Peninsula Regional Open Space District* (1988) 202 Cal.App.3d 1136, 1143.) The EIR must correct this problem by including a complete and accurate Project description that sets forth all aspects of the Project including answers to the following questions and inclusion of the requested information and analysis:

- Haul route that will be used during construction;
- The Project phasing;
- Grading plan for the Project so that geotechnical, flooding, biological and aesthetic impacts of the project can be disclosed;
- How many stories and what square footage the houses will be;
- Setbacks that will be provided;
- Whether the Project will be clustered to avoid impacts to protected oak and walnut trees
- The height and location of retaining walls and the impact of these walls on nearby existing homes;
- An analysis of the structural impacts construction of this development could have existing homes;
- Whether any excavation at existing homes would be required to implement this Project;
- A detailed plan for the hook up of water and sewer lines;
- The design characteristics and styles of the proposed residences to assess compliance with the Mount Washington/Glassell Park Specific Plans requirement for variety in the design of residences to preserve neighborhood character.

B. Careful and Complete Studies are Needed to Determine the Baseline for CEQA Analysis.

Before the impacts of a project can be assessed and alternatives and mitigation measures considered, an EIR must describe the existing environment. It is only against this baseline that any significant environmental effects can be determined. (CEQA Guidelines, §§ 15125, 15126.2, subd. (a).)

The adequacy of the CEQA analysis contained in the Project's EIR will hinge on the accuracy of baselines used for environmental analysis. An accurate baseline is required to ensure that the Project's likely environmental impacts are neither exaggerated

nor obscured. Mere projections of baseline information are insufficient for baseline analysis. Further, *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931 states that recitation of raw data without explanation of how such levels were derived or maintained “does not provide an adequate description of the existing environment.” *Citizens for East Shore Parks v. State Lands Commission*, (2011) 202 Cal.App.4th 549 held the proper baseline for analysis of environmental impacts is “what [is] actually happening,” not what might happen or should be happening.

The baseline is particularly important for evaluating traffic impacts. Traffic data for “current conditions” should be collected on a variety of days that are truly representative of the great congestion that plagues Glassell Park’s windy and narrow roads. Data collection should not be restricted to periods of artificially low vehicular congestion (i.e., holidays).

Additionally, in anticipation of this Project, the Project proponent removed several protected Southern California Black Walnut trees from the Project site. These trees must be considered in the baseline conditions and their removal must be analyzed as part of the Project.

Further, under existing conditions, the Project site is used as a hiking trail by many area residents. This must be considered the baseline condition for environmental review.

C. All Traffic Related Impacts Must Be Analyzed.

The existing roads adjacent to the Project site are significantly substandard hillside limited streets. (Los Angeles Municipal Code § 12.21.A(17)(e).) Haverhill Drive is only approximately 18 feet wide and Brilliant Drive is a mere 14 feet wide. Standard roadway width is 28 feet of pavement. At these widths, it is incredibly difficult for two cars to pass each other on these two-way streets. In the case of Brilliant Drive, it is essentially impossible for two cars to pass each. The vehicles must signal to one another and one must pull off of the road to let the other vehicle pass. In addition to being hazardously narrow, the roadways are not properly engineered consisting of only asphalt on top of dirt. This results in crumbling of the existing roadway, increasing the hazards of driving in the area.

1. The EIR Must Analyze Construction Traffic Impacts.

The proposed Project would require 13,000 tons of material to be exported from the site, resulting in numerous truck trips on the hazardously narrow roadways leading to and from the Project site. When a large dump truck is driving down these narrow roads, there is no way for residents to also use the road. The EIR must analyze the proposed haul routes and routes construction vehicles and construction workers would use to access the Project site. The impacts from the construction traffic can be incredibly

significant in this area, as they have been at other recent project sites near this Project site. The attached comments from NELA members include descriptions of the hazards that have been personally experienced at other project sites recently. Several residents were driven off of the roads by construction traffic and several serious accidents were narrowly avoided. The EIR must include a fully enforceable construction traffic mitigation plan to address the construction traffic impacts.

2. The EIR Must Analyze Operational Traffic Hazards.

The Initial Study downplays the potential for traffic impacts, claiming that operational traffic would only be significant if it would result in area intersections exceeding a LOS E. (Initial Study IV-22.) First, this fails to consider the existing hazardous conditions that will be made worse by the Project. In an area where the flow of traffic depends solely on Los Angeles drivers being able to clearly communicate with one another from separate moving vehicles, the addition of any additional vehicles will surely have a significant impact. Adding at least 42 new peak hour trips on these narrow roads, and numerous additional trips throughout the day will result in an increase in traffic hazards and congestion on these narrow roadways that must be addressed.

Additionally, the Northeast Los Angeles Community Plan sets a lower threshold of significance for collector and local streets in the area. According the Policy 10-1.1, the level of service on these streets should not exceed LOS D. The EIR must analyze the Project's consistency with this Community Plan policy. Further, the EIR should address whether the Project complies with the Traffic Improvement and Mitigation Program for Northeast Los Angeles. (Northeast Los Angeles Community Plan III-25.)

3. Development on Substandard Hillside Streets Is Only Allowed If Conditions Are Met.

“For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless” the City is able to make specific findings regarding the Project. The Zoning Administrator must be able to find that:

- (i) the vehicular traffic associated with [the Project] will not create an adverse impact on Street access or circulation in the surrounding neighborhood; and
- (ii) [The Project] will not be materially detrimental or injurious to the adjacent property or improvements; and
- (iii) [The Project] will not have a materially adverse safety impact on the surrounding neighborhood.

(Los Angeles Municipal Code § 12.24 X.28.) These findings cannot be made due to the hazardous situation that will be made worse by the Project's construction and operational traffic.

4. Cumulative Traffic Impacts

When the possible effects of a project are “individually limited but cumulatively considerable” a finding that the project may have a significant effect on the environment must be made. (Pub. Resources Code § 21083.) “Cumulatively considerable” means that the increased effects of a project are considerable when viewed in connection with the effects of past, current, and probable future projects. (*Ibid.*) New homes are sprouting up all over the hillside areas of Glassell Park. The cumulative construction and operational traffic impacts of these projects must be disclosed and thoroughly analyzed, especially in light of the already existing hazardous traffic conditions.

D. The Air Quality Analysis Must Include a Health Risk Analysis that Employs the Newest Standards to Analyze Potential Impacts on Sensitive Receptors.

The Office of Environmental Health Hazard Assessment (OEHHA) adopted a new version of the Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (Guidance Manual).¹ As discussed in Section 8.2.10 of the Guidance Manual, “[t]he local air pollution control districts sometimes use the risk assessment guidelines for the Hot Spots program in permitting decisions for short-term projects such as construction or waste site remediation.”

The Project's construction impacts must be analyzed with a Health Risk Assessment (HRA). Agency guidance indicates that new OEHHA methodology will substantially increase the estimated significance of toxic air contaminants. Because the new OEHHA methodology includes a number of conservative assumptions about potential impacts to infants and children, short term construction emissions could lead to significant HRA results. For example, SCAQMD staff estimate that a six-month construction project for a typical one-acre office project could cause a significant HRA impact.²

The Project will result in development of 32 houses on 4 hilly acres of the City of Los Angeles. The construction that this will entail will result in significant construction

¹ See http://www.oehha.ca.gov/air/hot_spots/hotspots2015.html.

² See SCAQMD Staff presentation, Potential Impacts of New OEHHA Risk Guidelines on SCAQMD Programs, Agenda Item 8b, <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2014/may-specsess-8b.pdf>.

and operational air quality impacts, which must be carefully calculated, analyzed, and mitigated.

The EIR should analyze health risk impacts at congested intersections. The analysis should not be limited to carbon monoxide emissions, but rather should include ambient concentrations of criteria pollutants (which can cause localized health impacts from vehicle emissions) and toxic air contaminants. This is critical for intersections such as:

- Haverhill Drive and Cazador Street;
- Cazador Street and Division Street;
- Brilliant Drive and Cazador Street;
- Sundown Drive and Cazador Street;
- Cazador Street and Lavell Drive;
- Lavell Drive and Hines Drive; and
- Kinney Street and Crestmoore Drive.

Numerous studies have identified asthma impacts associated with diesel particulate matter exposure. The EIR should analyze the impact of such exposure from construction and operations on nearby residences, including offsite traffic. This is particularly important, given that the Project will require the haul of over 13,000 cubic yards of fill from the site in diesel trucks.

Further, according to CalEnviroScreen 2.0, a tool that the California Environmental Protection Agency (CalEPA) uses to identify disadvantaged communities pursuant to Senate Bill 535, the Glassell Park neighborhood is in the 84 percentile of communities that are disproportionately burdened with multiple sources of pollution. CalEPA identifies the Glassell Park neighborhood as among 25 percent of the highest scoring census tracts to bear the burdens of pollution in CalEnviroScreen 2.0. The addition of construction and operational emissions will add to this neighborhoods burden.

E. The Project Would Have Numerous Biological Impacts.

1. Ecological Assessment of the Project Site Found Numerous Resources.

The Project would have significant adverse impacts on numerous biological resources that must be thoroughly analyzed in the EIR. Biological experts Cooper Ecological Monitoring, Inc. prepared an ecological assessment of the few remaining open space areas in Northeast Los Angeles, including Walnut Canyon. (**Attachment 2: Ecological Assessment of Open Space Remnants in Northeast Los Angeles.**) This assessment, which refers to the Project site and surrounding area as “Maricopa”, found the Project site to support globally-rare species and habitats. The Project site was found to be dominated by two important habitats: walnut-oak woodland and coastal sage scrub.

Both of these habitats are protected and supported numerous sensitive species. The site was also found to support at least 40 bird species, with many nesting on the site.

The Santa Monica Mountains Conservancy has also found the Project site to be part an important wildlife corridor as it is one of the few remaining open space areas in Northeast Los Angeles.

2. The Habitat on the Project Site is Legally Protected.

The oak trees found on the Project site are protected by state law. (Pub. Resources Code § 21083.4.) The oak trees and Southern California Black Walnut trees found on the site are also “protected trees” under the City’s Protected Trees Ordinance. (Los Angeles Municipal Code § 46.01.) Removal of these protected trees is only allowed in limited circumstances, which do not exist here. (Los Angeles Municipal Code § 46.02.) As set forth in Section II below, the removal of these trees is not necessary for reasonable development of the Project site.

3. The City Should Place a Moratorium on Development Due to Illegal Tree Removal.

The developers of the Project site illegally removed Black Walnut trees from the Project site in April of 2015. (**Attachment 3**: photos of removed trees.) As discussed in Section I.B, those illegally removed trees must be considered as part of the baseline conditions for the Project site.

Additionally, the City’s Protected Trees Ordinance provides that when protected trees have been removed without the required permits, the City may “withhold issuance of building permits...for a period of time up to a maximum of ten years.” (Los Angeles Municipal Code § 46.06.) NELA Greenspace hereby requests the City withhold issuance of any permits for the proposed Project until 2025 due to the illegal tree removal.

F. Recreation and Open Space Must Be Analyzed.

The Initial Study claims the Project would no recreational impacts. (Initial Study p. IV-21.) That fails to consider the baseline conditions at the Project site. A hiking trail across the Project site has been openly used by area residents for at least 40 years. This is one of the few open space areas within Glassell Park. It is also one of the only safe places for residents to walk in the area, since there are no sidewalks on the streets and the streets are even more hazardous for walkers than they are for pedestrians. The loss of one of the only hiking trails and open space areas in this park-starved region must be analyzed in the EIR.

G. The Project Will Have Adverse Impacts on Already-Poor Emergency Response Times.

Surprisingly, the Initial Study finds that the Project will not have significant impacts with regard to the provision of police and fire protection, meaning that it will not adversely impact response emergency times. (Initial Study p. III-11.)

1. Fire Response Times.

Generally, the City considers a Project to have significant fire response impacts if it is located more than 1.5 miles from a fire station that houses and engine or truck company. (Initial Study p. IV-17.) However, the Project site's closest fire station is 2.1 miles away, and all of the Project is located within a Very High Fire Hazard Severity Zone. (Initial Study p. IV-18.) Thus, it seems unlikely that requiring sprinkler systems, vegetation clearance, and other measures is sufficient to overcome the presumption of a significant impact. Los Angeles Fire Department response times in the Project area are already slower than National Standards, with an average response time of nearly 8 minutes. (See, Los Angeles Times, "How Fast is LAFD Where you Live?," available at <http://graphics.latimes.com/how-fast-is-lafd/#13/34.1131/-118.2534>.) A public agency must presume that projects that have a substantial adverse effect on humans would cause a significant impact. (CEQA Guidelines § 15065 subd. (a)(2).) Increasing the time it would take to bring critically ill patients to the hospital would have a substantial adverse affect on humans and must be adequately analyzed and mitigated in the EIR. The same goes for increasing the time it takes to respond to wildfires in a designated Very High Fire Hazard Severity Zone. In addition to adding 88 residents to an area that is already underserved by fire and ambulance services, the Project would increase traffic on the Project area's windy and narrow roads, further slowing response times. This also must be analyzed and mitigated in the EIR. CEQA does not tolerate attempts to sweep important public safety issues "under the rug." (*Concerned Citizens of Costa Mesa v 32nd Dist. Ag. Ass'n*. (1986) 42 Cal.3d 929, 935.)

2. Police Response Times.

The Initial Study agrees that the 88 new Project residents would increase the need for police protection services at the Project site, but finds that the Project would not cause a significant impact on police services if the developer "refers" to the City's Crime Prevention Guidelines. (Initial Study p. IV-19.) While complying with these Guidelines, if actually mandated by the EIR and Project approval, might reduce the Project's ability to attract crime, these Guidelines do not address police response times or the adequacy of the existing police response to the Project area. This information must be disclosed, analyzed, and mitigated to the extent feasible, in the EIR.

H. The EIR Must Study the Project's Impacts on Public Services, Including Schools and Parks.

The Initial Study also finds that the Project would have a less than significant impact on the provision of school services and “no impact” on the City’s provision of parks. (Initial Study p. III-11.) While the Project may be able to adequately and legally mitigate its impacts on local school by paying mitigation fees, these fees must be based upon a realistic number of students. The Initial Study concludes that the Project will generate only 8 students out of a total of 88 new residents. (Initial Study p. IV-19; see also section M below regarding an underestimation of new residents.) This number is unrealistic and must be recalculated with analysis of its basis disclosed in the EIR.

The Initial Study’s conclusion regarding the provisions of parks is suspect, given that the City of Los Angeles has not met its goal of providing park acreage for its residents. The City’s claim that a Project cannot have impacts on parks unless they propose 50 dwelling units lacks substantial evidence. (Initial Study p. IV-20.) Further, the Project would directly impact residents of Glassell Park by developing houses on 4 of the only acres of existing open space in the area. As discussed above, Glassell Park has few parks. The Project site currently has a trail that is used for recreational purposes by residents. The Project would not only eliminate this unofficial park space, but it would impact what little remaining park space remains with 88 new residents. (Initial Study p. IV-17.) This would induce demand for more park space in the Project area, a significant impact on public services. The EIR must analyze and mitigate this loss of park space.

I. Land Use Impacts May Be Significant.

The EIR must carefully consider the Project’s compliance with the Northeast Los Angeles Community Plan, the Mount Washington/Glassell Park Specific Plan and the City’s Hillside Ordinance. There are several policies that this Project appears to violate. For example, the Community Plan Policy 1-5.1 requires development to be limited according to the adequacy of the existing and assured street circulation system. As discussed above, the existing and assured street circulation system is inadequate to serve existing traffic, let alone the traffic associated with 32 new homes.

J. Careful Analysis of Geotechnical Impacts is Required.

The preliminary geotechnical analysis has identified several potential significant geotechnical impacts, including expansive soils. The Initial Study improperly considers this to be a less than significant impact. (Initial Study p. IV-8.) The EIR must consider this to be a significant impact and then must consider whether measures, such as compliance with recommendations in a geotechnical report, can reduce the impacts to less than significant level. Any mitigation measures must be made fully enforceable through permit conditions, agreements, or other measures. (Pub. Resources Code, §

21081.6.)

The EIR must also carefully analyze the potential for landslides, liquefaction and soil instability that would result from more development in this fragile hillside area.

K. The EIR Must Carefully Analyze Impacts to Water and Wastewater Systems.

In addressing water and wastewater impacts of the Project, the Initial Study limits its consideration to treatment facility capacity and water supply capacity. This fails to consider that water and wastewater pipes are aging and may not be able to handle the additional capacity that would result from this Project on its own and cumulatively with other Projects proposed and approved in the area.

About one-fifth of the city's water pipes were installed before 1931 and nearly all will reach the end of their useful lives in the next 15 years. The water and wastewater pipes in the Project area are 50 to 90 years old. Frequent water pipe leaks already occur in this area: <http://graphics.latimes.com/la-aging-water-infrastructure/>. The EIR must analyze whether the Project would exacerbate these existing adverse conditions.

L. Water Quality and Hydrological Impacts of Increased Impervious Surfaces Must Be Analyzed.

The Project would convert many square feet of vegetated open space into impervious surfaces. The EIR must analyze whether these additional impervious surfaces will exacerbate existing flooding problems. Currently, sections of the substandard roads flood during heavy rains, making hazardous driving conditions worse. The Project would add to the flooding already experienced.

Additionally, a geological expert has previously informed NELA Greenspace that the Project site is underlain by an aquifer. Residents of the area can attest that this aquifer has been used for well water and as a water source for Sparkletts. The Project's impacts on this aquifer must be analyzed. This includes the Project limiting recharge of the aquifer due to an increase in impervious surfaces and water quality impacts.

M. The Initial Study Miscalculates the Project's Population Growth.

The Initial Study claims that the Project would result in an estimated population growth of 88 residents based on a claimed household rate of 2.74 persons per household. (Initial Study p. IV-17.) The citation for this rate included in the Initial Study provides only an overall rate for the City of Los Angeles, not a rate specific to the Project area.³ The EIR should instead rely on the more specific household rate contained in the

³ Moreover, the rate in that citation is 2.82 persons per household, not 2.74.

Northeast Los Angeles Community Plan. The Plan sets a household rate of 3.49 persons per dwelling unit in low density residential development in Northeast Los Angeles. (Northeast Los Angeles Community Plan p. III-4.) This would result in 112 new residents to the area, an increase that is significant considering the public service deficits for the area discussed above.

N. The Project Would Result in Growth Inducing Impacts.

Under section 15126.2(d) of the CEQA Guidelines, the EIR must discuss “the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” It also must discuss the Project’s potential to “encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.” (*Ibid.*) CEQA Guidelines Section 15064, subdivision (d) mandates that both primary (direct) and “reasonably foreseeable” secondary (indirect) consequences be considered in determining the significance of a project's environmental effect. In this case, construction of an access road and the extension of water, sewer lines and other utilities may induce such growth on the adjacent open space property.

II. The EIR Must Comprehensively Analyze Alternatives To The Project.

The City has a duty under CEQA to evaluate a reasonable range of alternatives to the Project as currently proposed. (*Laurel Heights I, supra*, 47 Cal.3d at 400.) The City “bears the burden of *affirmatively demonstrating* that . . . the agency’s *approval* of the proposed project *followed meaningful consideration of alternatives* and mitigation measures.” (*Mountain Lion Foundation v. Fish and Game Commission* (1997) 16 Cal.4th 105, 134, emphasis added; accord *Village Laguna of Laguna Beach v. Board of Supervisors* (1982) 134 Cal.App.3d 1022, 1035.) As the Court has said, while an EIR is “the heart of CEQA”, the “core of an EIR is the mitigation and alternatives sections.” (*Citizens of Goleta Valley v. Bd. Of Supervisors* (1990) 52 Cal.3d 553, 564.) Preparation of an adequate EIR with analysis of a reasonable range of alternatives is crucial to CEQA’s substantive mandate to “prevent significant avoidable damage to the environment” when alternatives or mitigation measures are feasible. (Guidelines § 15002(a)(3).)

While “[a]n EIR need not consider every conceivable alternative to a project, ‘it must consider ‘a reasonable range of *potentially* feasible alternatives...’” (Guidelines § 15126.6(a), emphasis added.) “The range of feasible alternatives [for an EIR] shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.” (Guidelines § 15126.6 (f).) “[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives

would impede to some degree the attainment of the project objectives, or would be more costly.” (Guidelines § 15126.6(b).)

Moreover, CEQA prohibits approval of projects with adverse environmental impacts if there are feasible alternatives. (CEQA Guidelines § 15021, subd. (a)(2).) The “policy of the state” reflected in CEQA is that projects with significant environmental impacts *may not* be approved “if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects . . .” (Pub. Resources Code § 21002.) More specifically, CEQA states:

Pursuant to the policy stated in Sections 21002 and 21002.1, no public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless . . .:

(a) . . . (3) Specific economic, legal, social, technological, or other considerations . . . make infeasible the mitigation measures or alternatives identified in the environmental impact report.

(Pub. Resources Code § 21081.) The Guidelines that implement CEQA restate this requirement. (CEQA Guidelines § 15091 (a)(3); CEQA Guidelines § 15021(a)(2).)

An affirmative obligation is thus imposed by CEQA. It is settled law that: CEQA contains *substantive* provisions with which agencies must comply. The most important ... is the provision requiring agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects.

(*Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41, italics added.)

“Feasible” is defined as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” (Pub. Resources Code § 21061.1.) “Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves *whenever* it is feasible to do so.” (*Lincoln Place Tenants Ass'n v. City of Los Angeles* (2005) 130 Cal.App.4th 1491, 1508, emphasis added.)

The EIR should focus on a good faith analysis of real alternatives to the Abode at Glassell Park Project’s current proposal. These alternatives should include, but are not limited to the following feasible alternatives.

Walnut Canyon Park Alternative. The EIR should analyze the alternative of acquisition of the Project site for creation of a Walnut Canyon Park, which would be the

first passive recreation park to be located in Glassell Park. This alternative would eliminate or substantially lessen all or most of the Project's significant adverse impacts. It would reduce traffic and air quality, public service and other impacts, preserve important habitat, and provide recreational opportunities. Funding is available for this alternative through State and County sources. NELA Greenspace is working closely with the Santa Monica Mountains Conservancy to obtain such funding. Thus, this is a feasible less impactful alternative.

Reduced Density Alternative. The EIR should also consider a reduced density alternative with at 4 units per acre. This is still within the range of density identified by the Community Plan for sites with low density residential land use. (Northeast Los Angeles Community Plan p. III-4.) A reduced density alternative would allow for approximately 16 homes on the Project site. This reduction in density would help lessen the significant impacts that would otherwise result from the Project by reducing the amount of grading required, traffic, air quality impacts and drains on public services. Additionally, if those 16 homes are clustered, as encouraged by the Community Plan, a conservation easement on the existing trail could be dedicated as part of the Project and significant open space would remain. (see Northeast Los Angeles Community Plan Policy 1-5.5.)

Very Low Density Alternative. Impacts would be further reduced by an alternative with very low density residential development, with only 1 to 2 homes per acre. This would provide a less impactful financially feasible project while preserving a majority of the site's open space, the trail and the existing oak and black walnut trees.

III. Mitigation of Any Potentially Significant Impacts is Required.

Finally, NELA Greenspace seeks to ensure that any direct, indirect, or cumulative impacts of the Project are fully mitigated as required by CEQA. This will require an environmental review process that fully discloses the Project's likely significant environmental impacts and provides a thorough discussion of alternatives and mitigation measures designed to "avoid or substantially lessen" those environmental impacts as required by Public Resources Code § 21002. Any mitigation measures developed must be concrete and enforceable. (Pub. Res. Code 21081.6(b); *Lincoln Place Tenants Ass'n v. City of Los Angeles* (2007) 155 Cal. App. 4th 425, 445 ["mitigation measures must be feasible and enforceable"]). Additionally, the environmental review document prepared for CEQA compliance must evaluate the efficacy of the mitigation measures proposed, as well as any significant environmental impacts that the mitigation measures may cause. (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645; Guidelines s. 15126.4.)

Diana Kitching
November 20, 2015
Page 15 of 15

Conclusion.

Thank you again for soliciting feedback from NELA Greenspace as you begin the environmental review process for the Abode at Glassell Park Project. We appreciate the City's acknowledgement in the Initial Study of the Project's potentially significant impacts on nearly every subject area covered by CEQA and its stated commitment to mitigating any significant adverse impacts that are identified in the EIR. We look forward to the release of a full environmental impact report that thoroughly evaluates the Project's potential impacts on traffic congestion, safety, recreation and open space, public services, and air quality, as well as its conflicts with existing City plans, and that carefully considers less impactful alternatives. Please contact us if you have any questions about these comments.

Sincerely,



Amy C. Minter

cc: Senator Kevin de Leon
Assemblymember Jimmy Gomez
Supervisor Hilda Solis
Councilmember Gilbert Cedillo
Amanda Mejia, Northeast LA District Deputy for Mayor Eric Garcetti
Santa Monica Mountains Conservancy
Federation of Hillside & Canyon Associations, Inc.
Aguacate Alliance

Enclosures:

Attachment 1: NELA Greenspace Individual Comment Letters

Attachment 2: Ecological Assessment of Open Space Remnants in Northeast LA

Attachment 3: Photos of illegally removed trees

ATTACHMENT 1

LIST OF EMAIL COMMENTS RECEIVED

Sender's Name	# Pages	PDF Name	Date	Time	Sender's Email	Mailing Address	City, State, ZIP
Helene Kress	3	NELAGS Letters 1 of 7	11/17/2015	9:35 PM	aktorchick@yahoo.com	2013 Rome Drive	
Nancy King	3	NELAGS Letters 1 of 7	11/17/2015	10:24 PM	nancy3835@me.com	3835 Brilliant Drive	
Marc Wieland	3	NELAGS Letters 1 of 7	11/17/2015	10:29 PM	marcwieland@sbcglobal.net	4015 Barryknoll Dr.	
Donald Nollar	2	NELAGS Letters 1 of 7	11/17/2015	11:07 PM	donaldnollar@yahoo.com	3916 Division St.	
Christine Russell	3	NELAGS Letters 1 of 7	11/18/2015	4:15 AM	Christine@evolutionmusicpartners.com	3819 Division St.	
Tony Scudellari	5	NELAGS Letters 1 of 7	11/17/2015	10:34 PM	luv.la65@gmail.com	3601 Kinney Pl	
Danise Kimball	2	NELAGS Letters 2 of 7	11/18/2015	6:20 AM	danisekimball@gmail.com	493 W Ave 46	
Cathy Curtis	3	NELAGS Letters 2 of 7	11/18/2015	6:20 AM	cathy.curtis@gmail.com	4006 Division St	
Jain Sekuler	3	NELAGS Letters 2 of 7	11/18/2015	8:09 AM	jainrileysekuler@yahoo.com	1109 Oneonta Dr	
Curtis Hill	2	NELAGS Letters 2 of 7	11/18/2015	7:04 AM	curtis@artdirectionservices.com	4111 Camino Real	
heather sabin	2	NELAGS Letters 2 of 7	11/18/2015	8:22 AM	hsabin40@hotmail.com	3844 York Blvd	
Jennifer Campbell	2	NELAGS Letters 2 of 7	11/18/2015	8:26 AM	jennifercampbell36@gmail.com	3863 Division St	
Fran Hartshorn	3	NELAGS Letters 2 of 7	11/18/2015	8:37 AM	fran@wirediva.com	4121 Scandia Way	
Karen Pedersen	2	NELAGS Letters 2 of 7	11/18/2015	8:42 AM	karen.leafygreen@gmail.com	954 Elyria Drive	
Pascal Wever	1	NELAGS Letters 2 of 7	11/18/2015	8:53 AM	p@knittingpixel.com	3500 Lavell Dr	
Josef Lindner	3	NELAGS Letters 2 of 7	11/18/2015	9:31 AM	arquivistee@yahoo.com	3844 York Blvd	

Alondra Hernandez	2	NELAGS Letters 2 of 7	11/18/2015	9:49 AM	alondra18hernandez@gmail.com	3023 Carlyle St	
Susan Kromka	3	NELAGS Letters 2 of 7	11/18/2015	10:01 AM	susankromka@gmail.com	4219 Palmero Dr	
William Hayes	3	NELAGS Letters 2 of 7	11/18/2015	10:13 AM	whayes1310@sbcglobal.net	2212 Loveland Dr	
Kevin Kansy	2	NELAGS Letters 2 of 7	11/18/2015	10:30 AM	kevkansy@gmail.com	3936 Division St	
Randi Ragan	2	NELAGS Letters 2 of 7	11/18/2015	11:06 AM	randi@greenblissecospa.com	2415 Hines Dr	
Tim Yalda	2	NELAGS Letters 2 of 7	11/18/2015	12:22 PM	T.yalda@gmail.com	3818 Brilliant Dr	
Anne Jones	2	NELAGS Letters 2 of 7	11/18/2015	12:35 PM	Lapageria1116@gmail.com	2735 W Ave 33	
Karina Kallas	2	NELAGS Letters 2 of 7	11/18/2015	12:41 PM	kallaskarina@gmail.com	3809 Cazador St	
Christian Nahas	2	NELAGS Letters 2 of 7	11/18/2015	12:43 PM	christian.nahas@gmail.com	3812 Brilliant Dr	
Gavin Templeton	2	NELAGS Letters 2 of 7	11/18/2015	12:53 PM	templeton.gavin@gmail.com	3809 Cazador St	
Bonita Bouvier	2	NELAGS Letters 2 of 7	11/18/2015	12:56 PM	bonita.bouvier@yahoo.com	2141 Rome Dr	
Suzanne Masterson	3	NELAGS Letters 2 of 7	11/18/2015	1:11 PM	suzannemasterson@gmail.com	3866 Cazador St	
Robin Harrington	3	NELAGS Letters 2 of 7	11/18/2015	1:14 PM	robin@lemonlimeagency.com	3536 The Paseo	
Pastori, Jason	2	NELAGS Letters 2 of 7	11/18/2015	1:50 PM	Jason.Pastori@umusic.com	3812 Brilliant Dr	
Trisha Cole Walrath	3	NELAGS Letters 2 of 7	11/18/2015	1:56 PM	tcole4@yahoo.com	3836 Cazador St	
Brian Frobisher	2	NELAGS Letters 2 of 7	11/18/2015	2:16 PM	bfrobisher@me.com	2600 Hines Dr	
jamie ramirez	3	NELAGS Letters 2 of 7	11/18/2015	3:07 PM	filamentary@gmail.com	3162 Carlyle St	

gary matteson	3	NELAGS Letters 2 of 7	11/18/2015	3:14 PM	garymatteson@mac.com	3863 Division St	
trisha gossett	2	NELAGS Letters 2 of 7	11/18/2015	3:23 PM	trisha.gossett@gmail.com	1842 Phillips Way	LA, CA 90042
Richard Neil Weissbrod	3	NELAGS Letters 2 of 7	11/18/2015	3:35 PM	rnw322@yahoo.com	2415 Hines Dr	
Jack Fenn	1	NELAGS Letters 2 of 7	11/18/2015	3:35 PM	jackfenn1@gmail.com	Mt. Washington	
Jorge Ojeda	2	NELAGS Letters 3 of 7	11/18/2015	3:44 PM	jorgeojeda1@yahoo.com	4001 Division St	
Mike Louie	3	NELAGS Letters 3 of 7	11/18/2015	4:22 PM	louiemike@gmail.com	Sunbeam Dr	
Rick Bolton	2	NELAGS Letters 3 of 7	11/18/2015	5:37 PM	rick@swimmingduck.com	4000 Division St	
Annabelle Chin	2	NELAGS Letters 3 of 7	11/18/2015	5:44 PM	wingannachin@sbcglobal.net	Sunbeam Dr	
Tony Valle	4	NELAGS Letters 3 of 7	11/18/2015	5:58 PM	rep2tango@yahoo.com	4017 Division St	
Abigail Severance	2	NELAGS Letters 3 of 7	11/18/2015	6:00 PM	bellecote@mac.com	3524 The Paseo	
Karen Getchell	4	NELAGS Letters 3 of 7	11/18/2015	6:48 PM	karengetchell@me.com	3902 Division St	
Tessa Charnofsky	1	NELAGS Letters 3 of 7	11/18/2015	7:23 PM	workforchange@sbcglobal.net	3741 Ackerman Dr	
Lalila Rivera	4	NELAGS Letters 3 of 7	11/18/2015	7:27 PM	riveralalila@gmail.com	2640 W Ave 34	
Gilda Zevallos	2	NELAGS Letters 3 of 7	11/18/2015	8:09 PM	gildazevallos@gmail.com	3990 Cazador St	
Madeline Bryant	2	NELAGS Letters 3 of 7	11/18/2015	8:45 PM	yosemaddy@gmail.com	3711 Division St	
lydia szamraj	3	NELAGS Letters 3 of 7	11/18/2015	8:59 PM	lszamraj@gmail.com	3681 Division St	
Laura Cooper Nick Taggart	2	NELAGS Letters 3 of 7	11/18/2015	9:09 PM	ciiortaggart@earthlink.net	2643 Crestmoore Pl	

Theresa Barket	1	NELAGS Letters 3 of 7	11/18/2015	9:49 PM	theresabarket383@hotmail.com	2439 Haverhill Dr	
Teresa Lang	5	NELAGS Letters 3 of 7	11/18/2015	10:26 PM	teresa@teresalang.com	2418 Sundown Dr	
Kelly Atkins	2	NELAGS Letters 3 of 7	11/18/2015	9:55 PM	atkinskel1@gmail.com	3819 Division St.	
Raymond Thompson	5	NELAGS Letters 3 of 7	11/18/2015	10:44 PM	RayLT@aol.com	2439 Sundown Dr	
Matthew Docter	3	NELAGS Letters 3 of 7	11/18/2015	10:54 PM	mattdocter@me.com	3949 Brilliant Dr	
Victoria H Kirsch	2	NELAGS Letters 3 of 7	11/18/2015	11:03 PM	victoriahkirsch@gmail.com	4586 Starling Way	
Dane Boe	2	NELAGS Letters 3 of 7	11/18/2015	11:06 PM	daneboe@gmail.com	2439 Haverhill Dr	
Melinda Martinez	3	NELAGS Letters 3 of 7	11/19/2015	12:32 AM	melindasallie@yahoo.com	4001 Division St	
Beatrice Holton	3	NELAGS Letters 3 of 7	11/19/2015	7:34 AM	holton@uwosh.edu	3809 Cazador St	
Katie Mills	2	NELAGS Letters 3 of 7	11/19/2015	8:27 AM	katie@katiemills.com	4000 Division St	
Jennifer R. Keeffe	3	NELAGS Letters 3 of 7	11/19/2015	9:05 AM	jkeeffe@caltech.edu	3815 Division St	
Karima Taylor	3	NELAGS Letters 4 of 7	11/19/2015	9:11 AM	karimaashleightaylor@gmail.com	3729 Cazador St	
Gloria Mattioni	2	NELAGS Letters 4 of 7	11/19/2015	9:13 AM	gmattioni@yahoo.com	4007 Division St	
Federico Giordano	2	NELAGS Letters 4 of 7	11/19/2015	9:24 AM	federicous72@yahoo.com	4007 Division St	
Sadler, Neil [CPCUS]	2	NELAGS Letters 4 of 7	11/19/2015	10:21 AM	NSadler2@its.jnj.com	Glassell Park	
Trevor Foley	2	NELAGS Letters 4 of 7	11/19/2015	10:25 AM	ttfoley24@gmail.com	2608 Hines Dr	
Ana Vejzovic Sharp	2	NELAGS Letters 4 of 7	11/19/2015	11:07 AM	anavsharp@gmail.com	3825 Division St	

Brian Sharp	2	NELAGS Letters 4 of 7	11/19/2015	11:09 AM	brainshrap@gmail.com	3825 Division St	
John Skipp	3	NELAGS Letters 4 of 7	11/19/2015	11:19 AM	jmskipp@gmail.com	3814 Cazador St	
Michele Kackovic	3	NELAGS Letters 4 of 7	11/19/2015	11:35 AM	kackovic@yahoo.com	2438 Haverhill Dr	
Darryl Bledsoe	2	NELAGS Letters 4 of 7	11/19/2015	11:41 AM	darryl.bledsoe11@gmail.com	--	
Kaci O'Malley	2	NELAGS Letters 4 of 7	11/19/2015	12:14 PM	kaciblueberry@gmail.com	3843 Division St	
Helen Glavey	2	NELAGS Letters 4 of 7	11/19/2015	12:45 PM	helenesvideo@sbcglobal.net	2013 Rome Drive	
Nancy Oliver	2	NELAGS Letters 4 of 7	11/19/2015	12:42 PM	nancyoliver@sbcglobal.net	2254 Moreno Dr	LA, CA 90039
Marsha Cifarelli	3	NELAGS Letters 4 of 7	11/19/2015	12:44 PM	marshacifarelli@msn.com	3370 Cazadpr St	
Ross Vinstein	2	NELAGS Letters 4 of 7	11/19/2015	12:49 PM	rbvinstein@gmail.com	--	
Ingrid Ralston	2	NELAGS Letters 4 of 7	11/19/2015	12:52 PM	--	2227 Maricopa Dr	
Thomas Yatsko	3	NELAGS Letters 4 of 7	11/19/2015	1:08 PM	tyatsko@icloud.com	3875 Cazador St	
Brad Holmes	2	NELAGS Letters 4 of 7	11/19/2015	1:34 PM	bradleycholmes@gmail.com	--	
Christopher Otwell	2	NELAGS Letters 4 of 7	11/19/2015	1:46 PM	christopheraotwell@gmail.com	2438 Haverhill Dr	
Sarah Sprague	2	NELAGS Letters 4 of 7	11/19/2015	1:49 PM	sarah.l.sprague@gmail.com	3726 Cazador St	
Kevin McMahon	1	NELAGS Letters 4 of 7	11/19/2015	1:58 PM	kbmcmahonjr@aol.com	Nob Hill Dr	
Armando Bonilla	1	NELAGS Letters 4 of 7	11/19/2015	2:16 PM	firemando1@icloud.com	3900 Brilliant Way	
Wendy Parisky	2	NELAGS Letters 4 of 7	11/19/2015	2:24 PM	wendyoas@yahoo.com	3851 Cazador St	

Cheyenne	3	NELAGS Letters 5 of 7	11/19/2015	2:34 PM	starringme@sbcglobal.net		
Tina Gulotta-Miller	2	NELAGS Letters 5 of 7	11/19/2015	2:36 PM	tmgulotta@yahoo.com	6433 Crescent St	LA, CA 90042
Jane Demian	2	NELAGS Letters 5 of 7	11/19/2015	2:45 PM	janedemian@earthlink.net	2132 Ridgeview Ave	LA, CA 90041
Helene Schpak	5	NELAGS Letters 5 of 7	11/19/2015	2:47 PM	hschpk@earthlink.net	3769 Aguilar St	
Cynthia A Contreras	2	NELAGS Letters 5 of 7	11/19/2015	2:52 PM	kac@kpclegal.com	2214 Maricopa Dr	
Cher Grepo	3	NELAGS Letters 5 of 7	11/19/2015	2:52 PM	chergrepo@gmail.com	3629 Kinney Pl	
Ben Park Jr	3	NELAGS Letters 5 of 7	11/19/2015	3:00 PM	BenParkJr@aol.com	909 Oneonta Dr	
Eileen Godoy	2	NELAGS Letters 5 of 7	11/19/2015	3:02 PM	eileengodoy@yahoo.com	2312 Moss Ave	
Charlotte Ostergren	2	NELAGS Letters 5 of 7	11/19/2015	3:04 PM	ostergren13@yahoo.com	--	
David Budge	3	NELAGS Letters 5 of 7	11/19/2015	3:28 PM	roosterpub@aol.com	2507 Crestmoore Pl	
Marge Piane	3	NELAGS Letters 5 of 7	11/19/2015	3:30 PM	margepiane@mac.com	2267 Moss Ave	
Dan Keeffe	2	NELAGS Letters 5 of 7	11/19/2015	3:38 PM	keeffe.dan@gmail.com	3815 Division St	
Jeff Neilson	3	NELAGS Letters 5 of 7	11/19/2015	3:42 PM	jwneilson@gmail.com	2456 Sundown Dr	
Amy Ellenberger	3	NELAGS Letters 5 of 7	11/19/2015	4:19 PM	amy.ellenberger@yahoo.com	3540 The Paseo	
Maureen Crowe	2	NELAGS Letters 6 of 7	11/19/2015	4:22 PM	maureencrowe.gtm@gmail.com	2227 Balsam Ave	LA, CA 90064
Dylan Docter (age 7)	2	NELAGS Letters 6 of 7	11/19/2015	4:48 PM	mattdocter@me.com	3949 Brilliant Dr	
Kara Lindquist	2	NELAGS Letters 6 of 7	11/19/2015	5:13 PM	karalindquist@gmail.com	3028 Chaucer St	
Mathew Whitmire	3	NELAGS Letters 6 of 7	11/19/2015	5:15 PM	matt@adrev.net	3814 Lavell Dr	
Lilibeth Munoz	2	NELAGS Letters 6 of 7	11/19/2015	5:28 PM	munozlilibeth93@gmail.com	2669 Griffin Ave	LA, CA 90031
Monette & Bernard Tiernan	3	NELAGS Letters 6 of 7	11/19/2015	5:50 PM	monettet@roadrunner.com	2444 Sundown Dr	
Glenn Treibitz	3	NELAGS Letters 6 of 7	11/19/2015	6:06 PM	--	2212 Maricopa Dr	
Peter Bedard	3	NELAGS Letters 6 of 7	11/19/2015	6:35 PM	peterbedard@yahoo.com	5515 Marmion Way	LA, CA 90042
Neil Gamble	2	NELAGS Letters 6 of 7	11/19/2015	6:56 PM	--	2226 Maricopa	
Suzan Olson Davis	4	NELAGS Letters 6 of 7	11/19/2015	6:58 PM	sowhatprod@me.com	2447 Sundown Dr	
Adam Davis	5	NELAGS Letters 6 of 7	11/19/2015	7:01 PM		2447 Sundown Dr	
Doug Dawson	2	NELAGS Letters 6 of 7	11/19/2015	7:09 PM	DDawson917@gmail.com	3601 Kinney Pl	
Angelo Bellomo	3	NELAGS Letters 6 of 7	11/19/2015	7:22 PM	olegna78@gmail.com	487 Isabel St	
Susan Streaser	1	NELAGS Letters 6 of 7	11/19/2015		crayonsss@hotmail.com	3858 Division St	
Rita Tanner	2	NELAGS Letters 6 of 7	11/19/2015		--	3606 Kinney Cir	
Linda Haines	1	NELAGS Letters 6 of 7	11/19/2015		--	2442 Haverhill Dr	
Ilka Erren Pardiñas	2	NELAGS Letters 7 of 7	11/19/2015	8:59 PM	FlyPR@FlyPR.net	2658 Griffith Park Bl	LA, CA 90039
Ellen Glasston	2	NELAGS Letters 7 of 7	11/19/2015	9:04 PM	eglasston@icloud.com	3600 Verdugo Vista Terr	

EMAIL COMMENTS RECEIVED



NELA Greenspace <nelagreenspace@gmail.com>

(no subject)

1 message

Helene Kress <aktorchick@yahoo.com>

Tue, Nov 17, 2015 at 9:35 PM

Reply-To: Helene Kress <aktorchick@yahoo.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: NELAGreenspace <nelagreenspace@gmail.com>

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Helene Kress

2013 Rome Drive, LA CA 9006

www.facebook.com/HeleneKress.IKnowMyKidsAStar

www.myspace.com/CheyenneHaynesFansite

www.facebook.com/pages/Cheyenne-Haynes/106411581912

<http://www.imdb.me/cheyennehaynes>



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Nancy King <nancy3835@me.com>

Tue, Nov 17, 2015 at 10:24 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

- We live on a hill with narrow roads. I don't know how you expect even MORE people to be able to come and go. Currently everyone is pulling over, backing up, grid-locking on the already over-crowded roads. It would NOT be safe to increase the traffic on these roads.

- I love our coyotes and raccoons and possums and skunks. I don't want to lose them.

- I'm older. I don't want to die waiting for an ambulance to come up the hill to get me!

- I'm selfish. I don't want to lose the bucolic nature of our neighborhood. I don't want to lose our parkland.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Nancy King
3835 Brilliant Drive
LA CA 90065
nancy3835@me.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Marc Wieland <marcwieland@sbcglobal.net>
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

Tue, Nov 17, 2015 at 10:29 PM

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Marc Wieland
4015 Barryknoll Dr.
Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

Fwd: Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park Project

1 message

Donald Nollar <donaldnollar@yahoo.com>
To: NELA Greenspace <nelagreenspace@gmail.com>

Tue, Nov 17, 2015 at 11:07 PM

Forgot to cc nelagreenspace ...

Begin forwarded message:

From: Donald Nollar <donaldnollar@yahoo.com>
Date: November 17, 2015 9:21:28 PM PST
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Subject: Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park Project
Reply-To: Donald Nollar <donaldnollar@yahoo.com>

Diana Kitching, Dept. of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

November 17, 2015

Dear Ms. Kitching,

I am writing in response to the Notice Of Preparation, ENV-2015-2534-EIR, for the Abode at Glassell Park project. This project is proposed for development in the open space known to the community as Walnut Canyon. I reside one block away from the proposed development and am a member of NELA Greenspace, a local community group that is working to preserve open space in Northeast Los Angeles. There are several areas of concern that I have regarding the issues mentioned in the Environmental Impact Analysis of the NOP that must be addressed in the EIR:

- **Section #4: Biological Resources (d):** this is a significant issue as owls, coyotes, bobcats, foxes, and eagles are among some of the species neighbors have seen on the site along with the fact that this area has a large grove of protected California Walnut trees.
- **Sections #9 Hydrology and Water Quality and #17 Storm water drainage:** Drainage of runoff water is indeed a significant issue as the undeveloped hillside absorbs much water which, if developed, would become runoff. Since the proposed project is surrounded by existing houses, the ability to direct runoff to existing storm drain systems is problematic.

- Section #10 Land Use Plan 9(c) : Although there is no official land use plan for this area, the community is fighting to preserve this as open space to be used as natural parkland.
- Section # 14 Public Services (a): Fire and emergency vehicle access is a big issue. The roads leading into the proposed development are very narrow and the ability for emergency vehicles to enter the area, or for people to evacuate if needed, must be taken into consideration.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

Thank you for your time and consideration of this important matter.

Sincerely,
Donald Nollar
3916 Division St.
Los Angeles, CA 90065
donaldnollar@yahoo.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Christine Russell <christine@evolutionmusicpartners.com>

Wed, Nov 18, 2015 at 4:15 AM

To: Diana.Kitching@lacity.org

Cc: Gilbert.Cedillo@lacity.org, "arturo.chavez@lacity.org" <arturo.chavez@lacity.org>, Gerald Gubatan <Gerald.Gubatan@lacity.org>, Amy Minter <acm@cbcearthlaw.com>, NELA Greenspace <nelagreenspace@gmail.com>, amanda.mejia@lacity.org

18 November 2015

Ms. Diana Kitching, Planning Associate

Major Projects & Environmental Analysis Section

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in

density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an acquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Christine Russell

3819 Division Street

Los Angeles, CA 90065

Christine@evolutionmusicpartners.com

Hard copy attached.



Response to NOP - ENV 2015-2354-EIR.pdf

45K



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Tony Scudellari <luv.la65@gmail.com>

Tue, Nov 17, 2015 at 10:34 PM

To: Diana.Kitching@lacity.org

Cc: Gilbert.Cedillo@lacity.org, "arturo.chavez@lacity.org" <arturo.chavez@lacity.org>, Gerald Gubatan <Gerald.Gubatan@lacity.org>, Amy Minter <acm@cbcearthlaw.com>, NELA Greenspace <nelagreenspace@gmail.com>, amanda.mejia@lacity.org

17 November 2015

Ms. Diana Kitching, Planning Associate

Major Projects & Environmental Analysis Section

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I would like to provide the following comments on the proposal submitted by the Applicant for this 32 home development, Abode at Glassell Park.

When the Applicant lists areas that have a POTENTIALLY SIGNIFICANT IMPACT, I agree with their assessment and feel it is critically important that each one of these areas must be studied thoroughly and, towards that end, a full, comprehensive EIR is required.

I also respectfully ask that two other alternate studies need to be conducted because of the inadequate infrastructure and the fact that this will be **the largest development within the Mt. Washington/Glassell Park Specific Plan area in 25 years.**

1. - That a study be conducted to ascertain the impacts if this development were reduced in size so that the lots are zoned for RE-20 to mitigate the inadequate infrastructure and density. So instead of a 32 home development, what are the outcomes if this were an 8 home development.
2. - That a study be conducted to evaluate the outcomes if these properties were to be made into park space, which is the fervent desire of the community (as supported by the Glassell Park Improvement

Association, the Glassell Park Neighborhood Council, the neighboring Mt. Washington Association and Mt. Washington Homeowners Alliance, the national Sierra Club, the Federation of Hillside and Canyon Organizations [aka The Hillside Federation], Santa Monica Mountains Conservancy / MRCA, Assemblymember Jimmy Gomez, LA County Supervisor Hilda Solis and State Senator Kevin De Leon).

Additionally, there are parts of this study which the Applicant has deemed as having a "Less Than Significant Impact" when in fact, these areas have a POTENTIALLY SIGNIFICANT IMPACT and require further, thorough studies. Specifically, the following areas need a thorough report.

6. GEOLOGY AND SOILS

a) POTENTIAL ADVERSE EFFECTS and

d) LOCATION OF EXPANSIVE SOILS – this project requires further study with relation to the proposed retaining walls and excavation necessary to build these 32 homes. There needs to be a close look at how this will also impact the stability of the existing adjacent homes that will surround this proposed 32 home development, which is not done in their report.

e) SUPPORT OF SEPTIC/WASTE WATER DISPOSAL – this study assumes that a connection to sewer is an easy process within this neighborhood but numerous residents have had issues with sewer hook up. There needs to be a study and alternatives need to be presented based on the experience of current residents on the hillside that sewer service is not a given.

8. HAZARDS & HAZARDOUS MATERIALS

g) IMPAIR IMPLEMENTATION OF EMERGENCY RESPONSE/EVACUATION PLAN and

h) EXPOSURE TO SIGNIFICANT RISK OF LOSS, INJURY OR DEATH – these two require further study because the roads are so incredibly narrow (especially the part of Haverhill that already exists between Cazador and where this development will start), these are very real issues. In addition, with the current development frenzy in the neighborhood, other major sources of ingress and egress are too narrow and subject to dangerous conditions. This increase in density has the potential to create another disaster like the Oakland hills fire in 1991.

9. HYDROLOGY & WATER QUALITY

b) DEplete/INTERFERE WITH GROUND WATER – there is both geological evidence and anecdotal evidence by longtime residents that the land at this site sits on an aquifer. This needs to be adequately studied.

c) EXISTING DRAINAGE PATTERN – the study does not fully account for the additional hardscape the 32 homes would create which would drastically affect drainage as well as the aquifer that is present on this land.

10. LAND USE AND PLANNING

c) CONFLICT WITH HABITAT CONSERVATION: This project would have a **significant impact** on the existing wildlife/wildlife corridors present, as well as a protected California Walnut woodland and significant native plant populations. Unfortunately, the Applicant has proven to be a bad steward of the protected trees (California Black Walnut) as they destroyed some during brush clearance. It is my understanding that the City can put a moratorium on development for such an offense. This needs to be thoroughly studied.

13. POPULATION AND HOUSING

a) SUBSTANTIAL POPULATION GROWTH (DIRECTLY OR INDIRECTLY) Again, this will be the largest single development within the Mt. Washington/Glassell Park Specific Plan area in 25 years. Add to that the explosion of development on the surrounding streets and this will have

an impact on the existing, inadequate infrastructure. There needs to be a holistic approach to

looking at development that is occurring right now within the Mt. Washington/Glassell Park Specific Plan and this neighborhood, which needs to be fully studied.

14. PUBLIC SERVICES

a) (i) FIRE PROTECTION and

a) (ii) POLICE PROTECTION – these two areas requires further study of the effect on response times that this increased density will mean, due to the narrow streets, the ongoing development all around, the problems of navigation on and off the hill and the entry via Haverhill being so narrow and no place for emergency vehicle turnaround. Again, from a fire perspective, if the narrow streets are not addressed, this has the potential to be another disaster like the Oakland hills fire of 1991.

a) (iii) SCHOOLS – this requires further study as the Applicant estimates that there will be only 8 children of age to go to school within the 32 homes. This calculation seems off and the numbers seem incredibly low. In addition, the Applicant needs to confirm that the schools listed are correct. I do not think anyone within this development would go to high school at Franklin High, for example.

a) (iv) PARKS – this proposed development will have a POTENTIALLY SIGNIFICANT IMPACT and requires further study because the neighborhood is trying to preserve this area as park space. There is NOT A SINGLE designated passive recreation park in Glassell Park; as the residents like to say, they want to put the PARK in Glassell Park. This area is one of the few areas within the community where residents have the ability to see nature, hike and do nature studies. The impact is significant and requires further study.

a) (v) LIBRARIES – this requires further study as many of the libraries listed are a fair distance away and most residents do not visit them because of that. In addition, the Applicant's report assumes the new residents in the 32 homes will be from the City. This area is in great need of a library and a proper assessment needs to be made on the impact of these homes on library usage.

16. TRANSPORTATION AND TRAFFIC

e) INADEQUATE EMERGENCY ACCESS – again, this requires further study due to the incredibly narrow roadways on this hillside that would be access points for the 32 homes proposed.

f) CONFLICTS WITH ALTERNATE TRANSPORTATION – this requires further study since the City of Los Angeles has been undergoing an aggressive transportation program for the City. Neither the residents nor the Applicant is fully aware of what the City is planning for our area at this time for alternate transportation. A study needs to take place to confirm that this does, in fact, have a Less Than Significant Impact for the 32 homes and the

neighborhood.

17. UTILITIES AND SERVICE SYSTEMS

a) WASTEWATER TREATMENT – this proposed project needs to be further studied to make sure there is adequate infrastructure to support these 32 new homes on the hillside.

b) CONSTRUCTION/EXPANSION – with the tremendous number of water main breaks in the City and the region and with this area having some of the oldest and most inadequate infrastructure not designed for this level of density, this needs to be studied.

c) STORM WATER DRAINAGE – this needs to be thoroughly studied because the increase of 32 homes plus streets, curb and gutter and retaining walls translates to an incredibly significant increase in hardscape that does not lend itself to natural water percolation through the hillside. This is a **SIGNIFICANT IMPACT** that needs to be reviewed.

d) WATER SUPPLIES – Because of the significant amount of water main breaks, the inadequate infrastructure including old pipes not meant for this level of density and not insignificantly, **because we are in a drought**, the addition of these 32 homes needs to be thoroughly studied as it could prove enough of a burden due to the onslaught of home development in the area.

e) WASTEWATER TREATMENT PROVIDER **and**

g) SOLID WASTE COMPLIANCE – this project requires further study of these two areas due to the incredibly old infrastructure and how sewer and septic are utilized on this hillside. The area has not been provided with the appropriate level of infrastructure to accommodate the sharp rise in development, most especially for the burden of adding 32 new homes. It is enough of a burden to the area that further study is imperative.

As a concerned, active resident who has lived in this community for over 15 years, I ask that you require the Applicant to provide a full, comprehensive EIR to address (at the very least) the concerns they have cited as well as those I have outlined above and conduct studies on the two alternatives (an 8 home development based on RE-20 lot size and – what the community really wants – to make this land into park space).

I thank you in advance for your time and consideration.

Sincerely,

Tony Scudellari

3601 Kinney Place

Los Angeles, CA 90065

e: luv.la65@gmail.com

(Hard copy also attached)



NOP Letter.pdf

80K



NELA Greenspace <nelagreenspace@gmail.com>

Environmental Impact Report Needed

1 message

Danise Kimball <danisekimball@gmail.com>

Wed, Nov 18, 2015 at 5:48 AM

To: diana.Kitching@lacity.org, NELAGreenSpace@gmail.com

Dear Ms. Kitching:

I live at 493 W Avenue 46, Los Angeles, 90065 and I have walked in this area many times. Like other Glassell Park residents, I strongly oppose the leveling of this natural environment for even greater concentration of housing in our area.

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

YOUR NAME

YOUR ADDRESS

YOUR EMAIL

* * * *

Thank you for your continued support and action to help preserve Walnut Canyon as open space. If you have any questions, contact us at: NELAGreenspace@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Comprehensive EIR needed for Walnut Canyon

1 message

Cathy Curtis <cathy.curtis@gmail.com>

Wed, Nov 18, 2015 at 6:20 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32-home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be listed “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied because the ground in this area is unstable, a fact not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation for emergency responders with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime residents' accounts of this property being used as an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets), which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, and result in the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is already responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. Other development is underway in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety. The city needs a **holistic approach to development** in these hillsides.

SCHOOLS

The plan says that only 8 school-aged children will reside within these 32 homes. This number seems absurdly low for 32 homes that are described as being 3 stories in size. We need a better study of the likely number of children living in the homes.

PARKS

This development will significantly impact the neighborhood, because residents want to preserve this land as park space. There is NO DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can enjoy nature, hike and gain the health benefits of open space. The impact is significant and requires further study.

WATER SUPPLIES

Considering the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure (including old pipes not designed for this level of density), and that fact that we are in a drought, the addition of 32 additional homes could prove an unsustainable burden.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all the above issues and that you **require an alternate study to address the impact of park space, the solution this community overwhelmingly wants for its future.**

Thank you for your time and consideration.

Sincerely,
Cathy Curtis
4006 Division St.
Los Angeles, CA 90065

cathy.curtis@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-eir / Abode at Glassell Park Project

Jain Sekuler <jainrileysekuler@yahoo.com>
Reply-To: Jain Sekuler <jainrileysekuler@yahoo.com>
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
Cc: NELAGreenspace <nelagreenspace@gmail.com>

Wed, Nov 18, 2015 at 8:09 AM

17 November 2015

Ms. Diana Kitching
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

As a long time resident of Mt. Washington / Glassell Park, I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years. I understand that there is a strong need for housing all over the LA area, but I also know that it needs to be done carefully and thoughtfully to sustain the quality of life for the generations that follow.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

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There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Jain Sekuler
1109 Oneonta Drive
Los Angeles, CA 90065





NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Curtis Hill <curtis@artdirectionservices.com>

Wed, Nov 18, 2015 at 7:04 AM

Reply-To: Curtis Hill <curtis@artdirectionservices.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

17 November 2015

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Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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Thank you for your time and consideration.

Sincerely,

Curtis Hill

Art Direction Services • Graphic Design

4111 Camino Real, Los Angeles, CA 90065

p 323-224-1600 f 323-224-1666

curtis@artdirectionservices.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

heather sabin <hsabin40@hotmail.com>

Wed, Nov 18, 2015 at 8:22 AM

To: "Diana.Kitching@lacity.org" <diana.kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <nelagreenspace@gmail.com>

18 November 2015

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Major Projects & Environmental Analysis Section
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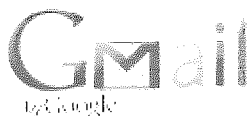
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Thank you for your time and consideration.

Sincerely,

Heather Sabin
3844 York Blvd.
Los Angeles, CA 90065
hsabin40@hotmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Env-2015-2354-EIR/Glassell Park

1 message

Jennifer Campbell <jennifercampbell36@gmail.com>
To: diana.kitching@lacity.org
Cc: NELA Greenspace <NELAgreenspace@gmail.com>

Wed, Nov 18, 2015 at 8:26 AM

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Dept of City Planning
200 N. Spring St., Rm 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing in regard to the Initial Study submitted by the Applicant with the intent to introduce a tract of 32 homes onto our hillside area.

I am requesting that a full, comprehensive EIR be conducted that would include not only the environmental impact of the homes, huge retaining walls and roads- but also include the alternative of keeping the area natural as it is, and envisioning it as a park for passive recreation for the community.

Environmental Impact:

There are some items that have been glossed over with the words "less than significant impact" that need further study especially with regard to the protected Native California Black Walnut Trees of which there is a large grove in the area planned for development and steep grading.

"...habitat is restricted to a narrow band in the foothills of Southern California, makes it a concern to conservationists... the fact that it mainly grows on steep unstable slopes has helped protect it from destruction by development... Juglans Californica prefer very loose soil" source: E.N. Anderson... Observation on the Juglans Californica

I have spoken to, and walked the canyon with a retired city planner who felt the slope in question was far too steep and unstable to be developed appropriately.

Hydrology:

My house is located downhill beneath the proposed project. In the area directly above me, there is an indentation in the earth about the size of a swimming pool that fills with water when it rains, it takes a few days after the rain for the water to gently percolate down into the ground. This is good on so many levels.

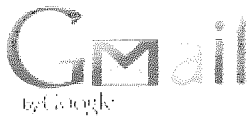
Parks:

There are so many good reasons to keep this land as it is, a natural parkland for passive recreation- there are trails that people have used consistently since at least 1945 according to some of our neighbors who have lived here that long. I urge you to come and walk Walnut Canyon, to see what could be lost, or saved- there are so few open natural spaces left in Los Angeles- In Northeast Los Angeles, our hillsides to us are like the beaches are to the Westside. A precious natural resource

that gives our community its identity.

Thank you for considering these ideas

Jennifer Campbell
3863 Division St.
Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Fran Hartshorn <fran@wirediva.com>
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

Wed, Nov 18, 2015 at 8:37 AM

November 17, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

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I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Fran Hartshorn

4121 Scandia Way

Los Angeles, CA 90065

fran@wirediva.com



NELA Greenspace <nelagreenspace@gmail.com>

Glassell Park Project EIR comment

1 message

Karen Pedersen <karen.leafygreen@gmail.com>

Wed, Nov 18, 2015 at 8:42 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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Sincerely,

Karen Pedersen
954 Elyria Drive
Los Angeles CA 90065
karen.leafygreen@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon Development

1 message

Pascal Wever <p@knittingpixel.com>

Wed, Nov 18, 2015 at 8:53 AM

Reply-To: p@wever.co

To: Diana.Kitching@lacity.org

Cc: NELAGREENSPACE@gmail.com

Dear Ms. Kitching,

I have recently learned about the development plan for the Walnut Canyon area in Glassell Park and wanted to appeal to you to take additional steps in evaluating the proposals. I am concerned that all the open and accessible green space in Glassell Park is being transformed into inaccessible lots. They have been a great addition to the character of the neighborhood. I see many people using them on a daily basis.

If possible, please consider creating an alternative proposal, envisioning how Walnut Canyon, as well as the other Glassell Park canyons (El Rosa, Moss, and Barryknoll) could benefit the existing community with access to nature and exercise.

Your consideration is much appreciated.

Best regards // pascal

--

Pascal Wever

p@wever.co

3500 Lavell Dr

Los Angeles, CA 90065

323-451-1975



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Josef Lindner <arquivistee@yahoo.com>
Reply-To: Josef Lindner <arquivistee@yahoo.com>
To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>
Cc: "nelagreenspace@gmail.com" <nelagreenspace@gmail.com>

Wed, Nov 18, 2015 at 9:31 AM

18 November 2015

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Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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Josef Lindner
3844 York Blvd.
Los Angeles, CA 90065
arquivistee@yahoo.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Alondra Hernandez <alondra18hernandez@gmail.com>
To: Diana.Kitching@lacity.org

Wed, Nov 18, 2015 at 9:49 AM

17 November 2015

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact

on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: **to make this land into park space** and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Alondra Hernandez
Glassell Park Resident
3023 Carlyle St.



NELA Greenspace <nelagreenspace@gmail.com>

CONCERNS ABOUT ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Susan Kromka <susankromka@gmail.com>

Wed, Nov 18, 2015 at 10:01 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report. WE LIVE IN AN AREA PRONE TO LANDSLIDES. It is extremely critical that the geological study be comprehensive and that new development does not undermine or impact existing homes, roads and infrastructure.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied. Many of these intermittent streams are not obviously in this time of drought, but with El Nino on the way, many dormant springs will flow

again.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal and MUST be mitigated. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,
Susan Kromka

Susan Kromka, President

Kromka Verrillo & Associates, Inc.
4219 Palmero Drive
Los Angeles, CA 90065

s.kromka@kvanda.com
voice: 323-550-4588
mobile: 818-415-4429

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NELA Greenspace <nelagreenspace@gmail.com>

Full EIR for Walnut Canyon Development

1 message

William Hayes <whayes1310@sbcglobal.net>

Wed, Nov 18, 2015 at 10:13 AM

Reply-To: William Hayes <whayes1310@sbcglobal.net>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is **NOT A SINGLE DESIGNATED PARK** in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

William K. Hayes

2212 Loveland Drive
Los Angeles, CA 90065
whayes1310@sbcglobal.net



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Kevin Kansy <kevkansy@gmail.com>

Wed, Nov 18, 2015 at 10:30 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community and my family.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

1. HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. We have already seen traffic backups in the area due to oversized construction vehicles blocking narrow streets. We live on Division Street - already a busy thoroughfare for commuters utilizing this street as a main artery from Glassell Park to Highland Park and Eagle Rock.

2. LAND USE AND PLANNING

Our family utilizes these open spaces as recreational spaces to teach about local ecology and wildlife to our young child. This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

3. POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

4. FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

5. SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

6. PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Kevin Kansy
3936 Division Street
Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Randi Ragan <randi@greenblissecospa.com>

Wed, Nov 18, 2015 at 11:06 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years. The sheer size of this proposed development has potentially devastating consequences for our neighborhood.

As such, I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community. We desperately need open, urban park land in our community rather than more development and more traffic.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

Additionally, we are in the unique position of having wildlife still able to hang on to their existence in our hills here, and the concern is that more development will manage to drive them away until none remains. We have regular sightings of bobcats, coyotes, hawks, owls, and other species unique to this particular ecosystem. Losing the black walnut woodland and the wildlife that depends on it would be shameful. We have to be able to have a vision for healthy open space that occasionally overrides the need for more development. It speaks to the kind of community we have the potential to be.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides. Right now, not a day goes by that I am not within earshot of loud construction noise, massive construction trucks blocking the roads, multiple individual hillside lots formerly lush with trees and vegetation being scraped away, and former views of the San Gabriel Mountain range being wiped out by increasingly larger new homes. It's rare for any of the older homes on our hill to exceed 2000 square feet. Some of these new houses easily exceed 3000 sf. They use the entire lot and have no access to outdoor space included – no decks, no patios. They are, in essence, single family apartment block type structures, completely out of character with the smaller scale, eclectic nature of the homes already here, and for buyers obviously not interested in interacting with the outdoors in any way, shape or form. I realize the city depends on new housing development to boost its tax role, but does it have to come at the expense of current residents?

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. It is outrageous that there is **NOT A SINGLE DESIGNATED PARK** in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Randi Ragan
2415 Hines Dr. Los Angeles (Glassell Park) 90065
randi@greenblissecospa.com



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon Development

1 message

Tim Yalda <t.yalda@gmail.com>

Wed, Nov 18, 2015 at 12:22 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Tim Yalda
3818 Brilliant Drive, Los Angeles 90065
t.yalda@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Lapageria <lapageria1116@gmail.com>

Wed, Nov 18, 2015 at 12:35 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Anne Jones
2735 W. Ave. 33
Los Angeles, CA 90065
lapageria1116@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Karina Kallas <kallaskarina@gmail.com>

Wed, Nov 18, 2015 at 12:41 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am requesting that a full, comprehensive EIR for the development (above) of 32 homes. The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR. There are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community. This land is home to endangered and protected California Black Walnut trees, and it is also home to a diverse population of native birds including hawks, owls, finches, vultures, and sparrows that use the space as a nesting and hunting ground. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies.

Furthermore, this community's infrastructure simply cannot support such a large development. The streets in this community are narrow (one lane in most areas) and are designed for only light traffic. There are currently 6 new homes being built within a thousand feet of the proposed development that have required large cement trucks and equipment to be hauled up the hill. This small number of trucks, for *only* 6 homes, has already wreaked havoc on the infrastructure. They have taken out at least 2 street signs, dumped a pile of cement at the bottom of Kinney Street and have now driven off the road so frequently at the base of Kinney that the side of the cement road is crumbling into a ditch. All of these problems will have to be fixed at the taxpayers expense.

There are a myriad of problems with this proposed development, and its affect on the community will be significant. A full, comprehensive EIR is absolutely needed to determine the actual impact of this development. Please find the items that need to addressed, below:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that

it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan. In addition, this number seems lower than the number of school aged children who currently reside in the surrounding homes. For example, I know there are at least 8 children between just the handful homes that surround the entrance to the proposed development.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Karina Kallas
3809 Cazador Street
Los Angeles, CA 90065
kallaskarina@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Christian Nahas <christian.nahas@gmail.com>

Wed, Nov 18, 2015 at 12:43 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching,

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an acquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems

extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

[Quoted text hidden]

Christian Nahas
3812 Brilliant Dr.
Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Gavin Templeton <templeton.gavin@gmail.com>

Wed, Nov 18, 2015 at 12:53 PM

To: Diana.Kitching@lacity.org

Bcc: NELAGreenSpace@gmail.com

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

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LAND USE AND PLANNING

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FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. Again, the roads in this neighborhood are very old and very narrow. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There are 8 school aged children just in the six homes that immediately surround my home. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WATER SUPPLIES

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Gavin Templeton
3809 Cazador St
LA CA 90065
templeton.gavin@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Bonita Bouvier <bonita.bouvier@yahoo.com>

Wed, Nov 18, 2015 at 12:56 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

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Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

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HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

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The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

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Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Bonita Bouvier
2141 Rome Drive
Los Angeles, CA 90065
bonita.bouvier@yahoo.com



NELA Greenspace <nelagreenspace@gmail.com>

WE NEED FURTHER STUDY: ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Suzanne Masterson <suzannemasterson@gmail.com>
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

Wed, Nov 18, 2015 at 1:11 PM

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

This is a moment in history for the neighborhood given the scale of this proposed build. As a long-time Los Angeles native, I have a keen interest in helping to shape a future we can all be proud of and enjoy. Therefore, **I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.**

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. **Of all the potential adverse impacts, this is one of the most serious and potentially devastating. I urge that this element be fully considered as loss of life or injury is far too high an expense to pay - let's invest in doing full due diligence.**

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

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POPULATION & HOUSING

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FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed. **Again, see my bolded point above about emergency response.**

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan. **Was there potentially a typo with the single-digit figure? Please advise.**

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. **There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies.** It The impact is significant and requires further study.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Respectfully,

Suzanne Masterson
3866 Cazador Street, LA CA 90065
suzannemasterson@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Robin Harrington <robin@lemonlimeagency.com>

Wed, Nov 18, 2015 at 1:14 PM

Reply-To: Robin Harrington <robin@lemonlimeagency.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

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Thank you for your time and consideration.

Sincerely,

Robin Harrington

3536 The Paseo
Los Angeles, CA 90065

****Please consider my sanity before replying to this email****

Robin Harrington

Marketing Director
lemonlime

Phone: 323.662.5100

Website: www.lemonlimeagency.com

Address: 7050 Hollywood Blvd.

Suite 1100, Los Angeles, CA 90028





NELA Greenspace <nelagreenspace@gmail.com>

walnut canyon

Pastori, Jason <Jason.Pastori@umusic.com>

Wed, Nov 18, 2015 at 1:50 PM

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

*Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012*

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant

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POPULATION & HOUSING

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Thank you for your time and consideration.

Sincerely,

Jason pastori

3812 Brilliant Drive

Los Angeles ca

90065



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR/Abode at Glassell Park Project

1 message

Trisha Cole <tcole4@yahoo.com>

Wed, Nov 18, 2015 at 1:56 PM

Reply-To: Trisha Cole <tcole4@yahoo.com>

To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

Cc: NELAGreenspace <nelagreenspace@gmail.com>

November 17, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed. **Again, see my bolded point above about emergency response.**

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan. **Was there potentially a typo with the single-digit figure? Please advise.**

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. **There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies.** It The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Trisha Cole Walrath
3836Cazador Street, LA CA 90065
tcole4@yahoo.com



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon

1 message

Brian Frobisher <brobisher@me.com>

Wed, Nov 18, 2015 at 2:16 PM

To: Diana.Kitching@lacity.org

Cc: nELAGreenSpace@gmail.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Brian Frobisher
2600 Hines Drive, Los Angeles, CA 90065
bfrobisher@me.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

jamie ramirez <filamentary@gmail.com>

Wed, Nov 18, 2015 at 3:07 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the inadequate Initial Study submitted by the Applicant concerning the proposed 32 home development.

I am requesting that a full, comprehensive EIR for this massive project be required. There is no reason a project of this scale should be exempt from the most thorough analysis, especially when they are attempting to bulldoze the the community's physical landscape and its residents' wishes.

In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community. Not only is it of interest to our community, but maintaining a continuous green belt throughout the Arroyo Seco Watershed, continuing to the LA River, is something the entire Los Angeles area benefits from. The mayor has declared Los Angeles a city where Sustainability is a priority. The development of these canyons is inconsistent with creating a sustainable Los Angeles, for both economic sustainability and social justice reasons, and for many other more obvious ecological reasons as listed below. Our urban tree canopy is far short of where we're trying to get it, and we cannot afford to lose this many well-established trees. And in an area which is already densely inhabited, we especially need this GreenSpace, for the health of our community and the surrounding areas which also stand to benefit. Almost all other hillside communities have their GreenSpace, from Highland Park to the Hollywood Hills, and this area would be ours. It belongs to us, the community, and shouldn't be ruined so another high-rolling speculator can make another huge profit that provides no benefit to anyone who actually lives here.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers "Less Than Significant Impact" when they should be "Potentially Significant Impact." The applicant should not be allowed to simply label something as being less significant than it is because it is more convenient to them, at the expense of our community. We actually live here, and we have to live and die here with the consequences of this money-maker who is just passing through with no stakes in the health or longevity of our community members.

Among the items that need to be addressed fully are:

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside. It is all too common in Southern California for new developments to be built that are subsequently flooded and ruined because of unscrupulous developers.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school-aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are 3 stories in size. There needs to be a better study of this along with the schools in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE designated park in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density (and let's not forget that we're in a drought), the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts that would have.

Thank you for your time and consideration.

* * * *

Jamie Ramirez
3162 Carlyle Street
Los Angeles, CA 90065
562-208-7370

filamentary@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Fwd: letter

1 message

gary matteson <garymatteson@mac.com>

Wed, Nov 18, 2015 at 3:14 PM

To: diana.kitching@lacity.org

Cc: nelagreenspace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate

Major Projects & Environmental Analysis Section

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

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HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

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Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts that would have.

Thank you for your time and consideration.

Gary Matteson, Homeowner

3863 Division St.

Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

Letter opposing development

trisha gossett <trisha.gossett@gmail.com>
To: diana.kitching@lacity.org
Cc: NELA Greenspace <NELAGreenspace@gmail.com>

Wed, Nov 18, 2015 at 3:23 PM

email: Diana.Kitching@lacity.org
cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

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The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

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GEOLOGICAL STUDY / SOILS

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH
The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.
Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a

significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

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There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

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Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Trisha Gossett

1842 Phillips Way

Los Angeles

CA-90042



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon Development

1 message

richard neil <rnw322@yahoo.com>

Wed, Nov 18, 2015 at 3:35 PM

Reply-To: richard neil <rnw322@yahoo.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

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The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Richard Neil Weissbrod
2415 Hines Dr.
Los Angeles, CA 90065
RNW322@yahoo.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Glassell Park Project

1 message

Jack Fenn <jackfenn1@gmail.com>

Wed, Nov 18, 2015 at 3:35 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com, Fenn Anne <vinfenn@gmail.com>

November 18, 2015

Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
Department of City Planning, City of LA
200 N. Spring St., Room 750 LA, Ca. 90012

Dear Ms. Kitching:

We are writing to request a full EIR of this large development in the Mt. Washington/Glassell Park Specific Plan area. There is a long list of adverse effects accompanying this project which warrant great scrutiny, and we feel that NELA will be badly served if these issues are not addressed. The developer needs to do a full EIR, and the City has to safeguard us all.

Ideally, this beautiful space with its grasslands and indigenous walnuts should become open public space.

Sincerely,
Anne and Jack Fenn



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Jorge Ojeda <jorgeojeda1@yahoo.com>

Wed, Nov 18, 2015 at 3:44 PM

Reply-To: Jorge Ojeda <jorgeojeda1@yahoo.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

Diana Kitching, Dept. of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

November 18, 2015

Dear Ms. Kitching,

I am writing in response to the Notice Of Preparation (NOP), ENV-2015-2534-EIR, for the "Abode at Glassell Park" project. This project is proposed for development in the open space known to the community as Walnut Canyon. I reside one block away from the proposed development and there are several areas of concern that I have regarding the issues mentioned in the Environmental Impact Analysis of the NOP that must be addressed:

INCREASE IN TRAFFIC

With the addition of 32 more homes in our hillsides, I cannot even imagine the amount of extra traffic this will create for the corner of Division and Cazador Street and Haverhill Drive. My house has been crashed into on two separate occasions. My mailbox another three times... I cannot imagine how much that will increase in time with the addition of 32 more homes.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

Again - the narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland (like Barryknoll Canyon) and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is **NOT A SINGLE** designated park in Glassell Park; this is one of the four canyons within the community where residents can view nature, hike and do nature studies. Some of the other canyons are already in danger of being lost due to development (Barryknoll Canyon, Moss Canyon). The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

I am requesting that a full, **comprehensive EIR** for this massive project be required, In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of our community.

Thank you for your time and consideration of this important matter.

Sincerely,
Jorge Ojeda
4001 Division Street
Los Angeles, CA 90065
jorgeojeda1@yahoo.com



Walnut Canyon NOP.docx
19K



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon Development

1 message

Mike Louie <louiemike@gmail.com>
To: NELAGreenSpace@gmail.com

Wed, Nov 18, 2015 at 4:22 PM

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

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GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra

hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,
Mike Louie
Sunbeam Drive, Los Angeles 90065
louiemike@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Rick Bolton <rick@swimmingduck.com>

Wed, Nov 18, 2015 at 5:37 PM

To: Diana.Kitching@lacity.org

Cc: Greenspace Nela <nelagreenspace@gmail.com>

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Rick Bolton
4000 Division St., Los Angeles, CA 90065
rick@swimmingduck.com

Rick Bolton
rick@swimmingduck.com
310.801.0076



NELA Greenspace <nelagreenspace@gmail.com>

ACTION ALERT: Email Planning about the Planned Development in Walnut Canyon

1 message

Annabelle Chin <wingannachin@sbcglobal.net>
To: diana.kitching@lacity.org
Cc: nelagreenspace@gmail.com

Wed, Nov 18, 2015 at 5:44 PM

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Wing Chin
Sunbeam Dr. Los Angeles CA
Wingannachin@sbcglobal.net



NELA Greenspace <nelagreenspace@gmail.com>

Re: New Development and City Planning

1 message

Tony Valle <rep2tango@yahoo.com>

Wed, Nov 18, 2015 at 5:58 PM

Reply-To: Tony Valle <rep2tango@yahoo.com>

To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

Cc: NELAGreenspace <nelagreenspace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Anthony and Sigita Valle

4017 Division Street Glassell Park, CA 90065

E: rep2tango@yahoo.com

* * * *

Tony Valle
323 627 3587



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Abigail Severance <bellecote@mac.com>

Wed, Nov 18, 2015 at 6:00 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

I am particularly concerned about PARK LAND, SCHOOLS and EMERGENCY RESPONSE CAPACITY for this proposed development, as these things severely impact the neighborhood.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

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Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,
Abigail Severance
3524 The Paseo, LA 90065
bellecote@mac.com

* * * *



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Karen Getchell <karengetchell@me.com>

Wed, Nov 18, 2015 at 6:48 PM

To: Diana.Kitching@lacity.org

Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

Dear Ms. Kitching,

Attached please find my letter concerning the proposed development in Glassell Park.

Best,

Karen Getchell



NELALetterKG.docx

74K

Karen Ruth Getchell

3902 Division Street

Los Angeles, CA 90065

323.382.7444 cell
karengetchell@mac.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing to express my grave concerns about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years. **It seems clear that the impact on this development will be DEVASTATING to both our residential community and the community of wildlife in the greenspace. Sadly, the elements threatened by this project are the very things that drew my husband and I to this neighborhood – green hillsides, quiet streets and environments where native plants and wildlife were highly valued and integrated into city living.**

I am requesting that a full, comprehensive Environmental Impact Report for this massive project be carried out. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community, and of the neighboring communities where passive recreation areas are practically non-existent.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

TRAFFIC IMPACT/EMERGENCY RESPONSE

We live on Division Street, just across from the canyon where the proposed plan would be located. Given the narrow and winding streets that comprise the majority of the streets in the neighborhood, Division is a busy street because it is one of the only through-ways for traffic traveling across the hill from San Fernando to Eagle Rock Boulevard. These factors make Division a busy street, especially during rush hour in the AM and PM. **I cannot comprehend how Division Street and the other even smaller streets will begin to accommodate the addition of 80 to 100 vehicles on this one block!! I will NEVER be able back out of my garage onto the street during high-traffic times. In addition to this, I question the feasibility of these streets accommodating the volume of construction vehicles required for a project of this scope over several years.**

Division is also the designated route for emergency vehicles. I have enormous concerns about the ability of emergency vehicles to effectively use this through-way if it is now congested with construction vehicles and an additional 100 resident vehicles.

NOISE POLLUTION

In its current, natural state, the walls of Walnut Canyon reverberate and amplify sounds throughout the canyon. When the sounds are that of my neighbor playing the piano, or kids in the neighborhood playing and laughing, I don't mind this effect. When the sounds are of compressors, jack hammers, saws, yelling construction workers, etc., for years at a time, this will be an incomprehensible nuisance for residents. If the project were completed, the additional noise coming from 32 additional homes in the canyon would be significant.

HILLSIDE STABILITY/GEOLOGICAL STUDY / SOILS

The developer's plan will have enormous and potentially catastrophic effects on the stability of the hillside. I have concerns about how this will effect the existing homes in the area. The current draft proposal does not address the impact of building retaining walls and 32 new homes on the adjacent residences. It seems that this could be a significant liability for the City, if not properly vetted.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an acquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

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POPULATION & HOUSING

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Karen Ruth Getchell
3902 Division Street
LA, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

Glassell Park proposal--please read

1 message

Tessa Charnofsky <workforchange@sbcglobal.net>

Wed, Nov 18, 2015 at 7:23 PM

To: Diana.Kitching@lacity.org

Cc: NELA Greenspace <NELAGreenSpace@gmail.com>, "jimmy.gomez@asm.ca.gov" <jimmy.gomez@asm.ca.gov>

Dear Ms. Diana Kitching,

I am sending you this email to highlight my concern with regard to the proposed 32 home development in the hills of Glassell Park (ENV-2015-2354-EIR/Abode at Glassell Park Project).

My request is that you conduct a full EIR for this project and that you also consider the viability of instead creating parkland with this space.

I will leave the various hazards, the need for studies of hydrology and soils, wastewater and emergency access to others with more expertise than I to raise.

Instead, I wanted to share my two specific concerns, and hope you will hear them:

1. While housing construction is a critical goal for our city, particularly given the great need for low-income housing, this project would do absolutely nothing to reduce our housing deficit. Building for wealthy, single family dwellers only exacerbates our city's challenges. Housing must be built, but ideally it would be multi-unit, mixed use, mixed income housing in urban areas along transit corridors. This project proposal, despite messaging from our city council representative to the contrary, does not put a dent in the housing shortage for the families who are most in need of support.

2. Our city must preserve our last remaining open space. In-fill is critical; but not in open space where wildlife is clinging to its livelihood, where native plants could be encouraged to thrive and reinvigorate the local ecosystem, and where critical water percolation to replenish our ground water systems is still possible. Why on earth would be threaten these precious resources? And for what? So that the wealthy can have city views? (See item one.)

I am a resident of Glassell Park and I welcome newcomers; but let's be smart about how we develop. Destroying our last remaining hillsides is absurd. We should instead embrace and embellish our open space, and convert it into parkland where people for generations to come can enjoy the beauty of nature, and where flora and fauna can thrive.

Thank you for your attention to this issue.

Sincerely,
Tessa Charnofsky
3741 Ackerman Drive
LA 90065
323 251-2243



NELA Greenspace <nelagreenspace@gmail.com>

No more condos

Lalila Rivera <riveralalila@gmail.com>

Wed, Nov 18, 2015 at 7:27 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com



Letter for no more condos in Glassell Park.docx

35K

November 18, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

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Also, the drainage pattern does not fully account for the extra

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This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Irma Rivera
2640 W. Ave. 34
La, Ca. 90065
riveralalila@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Gilda Zevallos <gildazevallos@gmail.com>
To: Diana.Kitching@lacity.org
Cc: NELA Greenspace <nelagreenspace@gmail.com>

Wed, Nov 18, 2015 at 8:09 PM

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Gilda Zevallos
3990 Cazador St.
Los Angeles, CA 90065
gildazevallos@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Madeline Bryant <yosemaddy@gmail.com>

Wed, Nov 18, 2015 at 8:45 PM

To: NELA Greenspace <NELAGreenspace@gmail.com>, Diana.Kitching@lacity.org

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In

addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Madeline Bryant
3711 Division St. Los Angeles, CA 90065
yosemaddy@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

(no subject)

lydia szamraj <lszamraj@gmail.com>

Wed, Nov 18, 2015 at 8:59 PM

To: Diana.Kitching@lacity.org, NELAGreenSpace@gmail.com



Walnut Canyon .doc

20K

To: Diana Kitching
17 November 2015
Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

We cannot accommodate high density in this neighborhood. The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

Is of serious concern to me. Several years ago, storms in this area caused many properties to be red tagged. These hillsides aren't equipped to handle high density construction. The soil is predominately clay.

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has

not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Lydia Szamraj
3681 Division St
Los Angeles, CA
lszamraj@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project--Development in the hills of Glassell Park

1 message

Laura Cooper Nick Taggart <coopertaggart@earthlink.net>

Wed, Nov 18, 2015 at 9:09 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

As a homeowner on the hill being developed, I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report. To note, in my immediate neighborhood there have been continual problems especially during periods of heavy rainfall, and all the mud from the area seems to land on the intersection of Canada Street and Crestmoore Place. Further disruption up the hill will exacerbate this effect. Further, around the corner on Mimosa, you may remember how many houses at the base of this same hill were condemned to to a landslide. Clearly, there is a history of unstable land particularly through these hills.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. The hard of landslides is described above, but add to this the high fire danger in this area, and a preponderance of streets that are not reachable, due to grade and narrow streets that don't allow turnaround by a fire truck.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside. In this kind of are, having permeable surface treatments (especially dirt and native plantings—as the property already has and would LOSE in the proposed scenario.)

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a

significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied. I must add that as a homeowner who bought in this area because of the natural hillsides and flora and fauna, I am outraged that contrary to the dictates of the North East specific plan, protected trees are being cut down without any consequences! This must stop!

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Laura Cooper

2643 Crestmoore Place

coopertaggart@earthlink.net, lcooper@artcenter.edu



NELA Greenspace <nelagreenspace@gmail.com>

Full EIR for Abode at Glassell Park Project

1 message

Wed, Nov 18, 2015 at 9:49 PM

Theresa Barket <theresabarket383@hotmail.com>
 To: "Diana.Kitching@lacity.org" <diana.kitching@lacity.org>
 Cc: "NELAGreenSpace@gmail.com" <nelagreenspace@gmail.com>

18 November 2015 Ms. Diana Kitching, Planning Associate Major Projects & Environmental Analysis Section City of Los Angeles, Department of City Planning 200 N. Spring Street, Room 750 Los Angeles, CA 90012 Re: ENV-2015-2354-EIR / Abode at Glassell Park Project Dear Ms. Kitching: I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years. I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community. The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.” Among the items that need to be addressed fully are: **GEOLOGICAL STUDY / SOILS** There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report. **HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH** The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. **HYRDODOLOGY / STORM WATER DRAINAGE** There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside. **LAND USE AND PLANNING** This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.. **POPULATION & HOUSING** This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides. **FIRE & POLICE / INADEQUATE EMERGENCY ACCESS** The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed. **SCHOOLS** The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan. **PARKS** This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study. **WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE** There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes. **WATER SUPPLIES** Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area. As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have. Thank you for your time and consideration. Sincerely, Theresa Barket 2439 Haverhill Drive theresabarket383@hotmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Glassell Park Green Space Letter

1 message

Teresa Lang <teresa@teresalang.com>
To: Diana.Kitching@lacity.org, luv.la65@gmail.com
Cc: NELAGreenSpace@gmail.com

Wed, Nov 18, 2015 at 10:26 PM

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

My husband and I have lived in Glassell park for 12 years and we are very concerned about the impact that this development will have on our hills and community.

When we first considered Glassell Park for our home in 2003 it was because the Realtor selling our house had posted, “Listen to the birds sing.” When we looked at the house and the surrounding area we knew this would be the place

for us. We loved the open spaces of land and trees. We could go for hikes, watch wildlife and escape the busy streets of LA. When our son was born 7 years ago, we felt so fortunate that this would be the environment that he would grow up in. I am so worried that this new development will take away all the reasons that initially brought us to Glassell Park.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. Some of the streets in these hills are only one-lane roads. If 32 more homes are added to this area, it will be harder to get in and out of the neighborhood. If there is an earthquake or other serious disaster, it would be very hard for me to get my family to safety.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside. Just last May my family and I watched a mother and father Coyote raise their pups on the hillside next to our home. This is the same hillside where the applicant plans on building 3 homes. This Coyote family returns year after year using the property for safety and survival. Building on this property as well as the additional property within the neighborhood will leave these coyotes with no place to go. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed. This is deeply concerning. It is very important that the Fire & Police have adequate emergency access. With more cars on the road and the narrow streets, it will only slow down any type of rescue. This is scary especially being a parent of a small child.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The land also brings the community together. This is a place where people gather and share. It gives the community a center and heart. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes. If a sewer is put in, who is responsible for the cost? If payment is absorbed by the neighbors, then we need to be absolutely sure that the infrastructure can actually support it.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

We love our beautiful community. As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Teresa Lang

2418 Sundown Dr.

Los Angeles, CA 90065

teresa@teresalang.com

2 attachments



coyotes on property next door photo 2.JPG
1016K



Green Space Letter.docx
125K



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Kelly Atkins <atkinskel1@gmail.com>

Wed, Nov 18, 2015 at 9:55 PM

To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

Cc: "nelagreenspace@gmail.com" <nelagreenspace@gmail.com>

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Kelly Atkins
3819 Division Street
Los Angeles, CA 90065
atkinskel1@gmail.com

Sent from my iPhone



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Raymond Thompson <RayLT@aol.com>
To: Diana.Kitching@lacity.org

Wed, Nov 18, 2015 at 10:44 PM

18 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching,

We have lived happily at our current address in Glassell Park for over 34 years and now are very concerned about the proposed 32 home development. It would seriously affect our property, the neighborhood's environment and the future of this area. Personally, it would mean years of construction noise, the frightening prospect of our small street being widened, horribly increased traffic, and the loss of serenity of our neighborhood.

Most significantly it would displace and destroy the diverse

flora and fauna that first drew us to living next to this beautiful and untouched canyon. Our first exposure to this area over 34 years ago was hiking the many established game trails marveling at the extensive wildlife and the beautiful California Black Walnut woodlands that sheltered them!

We are requesting that a full, comprehensive EIR for this enormous project be undertaken.

We feel that a study should be conducted that would envision this property as parkland, which is what our community needs. We must protect this land.

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and thus it is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently

alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal!

Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in **25** years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only **8 (!!!)** school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are 3 stories in size. There needs to be a better study of this along with the schools in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE designated park in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies.

The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As concerned residents, we ask that you require the Applicant to create a full, comprehensive EIR and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts that would have.

Please help us **KEEP THE PARK IN GLASSELL PARK.**

Thank you for your time and consideration.

Respectfully,

Raymond Thompson and Karen Dale Raoul

2439 Sundown Drive

Los Angeles CA 90065

323-258-2635

RayLT@aol.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Matthew Docter <mattdocter@me.com>

Wed, Nov 18, 2015 at 10:54 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching:

My name is Matthew Docter. I live at 3949 Brilliant Drive with my wife and 7 year old daughter. My letter is in response to the Notice of Preparation we received from your office. I request that a full, comprehensive EIR for this massive development be considered. For a number of reasons, our family is interested in saving Walnut Canyon as parkland.

Here's why:

In the 10 years I have lived in Glassell Park, I have noticed our hillside neighborhood change — largely in density. Daily, on my way to and from my daughter's school, I have to pull over to avoid a head on collision with another car. Glassell Park is a "hot" neighborhood with somewhat "affordable" housing — by LA standards — with great views, beautiful nature, seclusion from the big city hustle and bustle, and narrow winding streets — all part of the charm of the place.

Yet, the infrastructure of the hillside can barely accommodate the current residents — let alone think of having 64, or more, additional cars moving in and out of the neighborhood on a daily basis if these proposed 32 new homes are built.

We have no sidewalks. People walk their dogs on the streets. My daughter and the neighbor kids ride their bikes on the streets. Adding 32 homes to this neighborhood is a serious risk to the health and safety of the current residents solely due to the inadequate roads.

The width of my street, which leads directly into the proposed development, is 15 wide. Imagine someone walking their dog on the street — no sidewalks — and two cars trying to get by each other on this street. It is impossible. Now park a few cars on the street — when my parents come to visit. It's unimaginable to think about 64 or more cars trying to use this kind of infrastructure.

There is a home built on the hill across from my house. So, even if the developer agreed to widen the street by cutting into the hillside, what would be done to ensure the stability of my neighbor's home? There are 100 foot tall trees across from my house. If the street is widened, will these trees be damaged? They could fall on my house and do serious damage — or kill someone. All of these factors need to be investigated for this massive development to move forward responsibly. And we're just talking about my street. All of the streets leading into Walnut Canyon are terribly narrow.

We enjoy hiking in Walnut Canyon. Our daughter and the neighbor kids go on adventures. This kind of nature space with Black Walnut Trees and wildlife is rare in the city of LA. Isn't it in the best interest of the city to try to maintain these spaces, rather than allow every square inch of nature to be developed? Living on the East Side, these natural canyons are our beaches. The nature is what makes this neighborhood unique and special.

At a Glassell Park Council meeting, the developer agreed to sell the land to be used for park space if their financial needs could be met. Wouldn't it be in best interest of the city of LA or the State of California to allocate funds to help keep this beautiful natural landscape a park that everyone could use. I jog through Elyria Canyon Park in Mt. Washington all the time. This park is a feature of Mt. Washington that help gives that neighborhood its character. We want to do a similar thing for our neighborhood. We want to put the "park" in Glassell Park.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – which need to be addressed by a full, comprehensive EIR. But there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

For example:

GEOLOGICAL STUDY / SOILS

Over the past 3-4 years there have been numerous homes on Division — just below the proposed development — that were red tagged and deemed hazardous to live in after the heavy rains caused hillside damage that compromised the structure of these houses.

My home is above this proposed development — and will be surrounded by these potential homes. What kind of studies are going to be done to ensure that the hillside is not compromised from the construction of these homes?

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Matthew Docter
3949 Brilliant Drive
Los Angeles, CA 90065

mattdocter@me.com



NELA Greenspace <nelagreenspace@gmail.com>

Requesting a full EIR for Glassell Park development application

Victoria H Kirsch <victoriahkirsch@gmail.com>

Wed, Nov 18, 2015 at 11:03 PM

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

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Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Victoria Kirsch
4586 Starling Way
Los Angeles, CA 90065-5004
victoriahkirsch@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon/Abode at Glassell Park Project

Dane Boe <daneboe@gmail.com>

Wed, Nov 18, 2015 at 11:06 PM

To: Diana.Kitching@lacity.org

Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

I live in one of the last houses on Haverhill Dr, at the entrance to the canyon, and I can tell you that without a doubt, this canyon is loved by the community. Spend any time in this area and you will see many people walking through the canyon all day long. People have been using it to walk their dogs, hike, and exercise for many many years, but even more so recently as it is one of the few places people can safely walk in the neighborhood without worry of getting hit by speeding cars. Again, spend any time at one of the busy intersections in the neighborhood and you will be appalled by how bad the traffic is here. People speed, run stop signs, and often do not yield to pedestrians. This is why pedestrians use this canyon so often for walking, because it's far safer than trying to navigate the small streets with tons of speeding traffic. This is one of the reasons I feel it's very important that a study also be conducted that would envision this property as parkland...which is what the community wants.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as "Less Than Significant Impact" when they should be "Potentially Significant Impact."

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Dane Boedigheimer
2439 Haverhill Dr. Los Angeles 90065
daneboe@gmail.com



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.



NELA Greenspace <nelagreenspace@gmail.com>

NOP; ENV-2015-2534-EIR / Adobe at Glassell Park Project

Melinda Martinez <melindasallie@yahoo.com>

Thu, Nov 19, 2015 at 12:32 AM

Reply-To: Melinda Martinez <melindasallie@yahoo.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: NELAGreenspace <nelagreenspace@gmail.com>

Please see the attached letter for your consideration.

Thank you,
-Melinda Martinez



%22Walnut Canyon%22 NOP:ENV-2015-2534-EIR letter.doc

32K

March 18, 2015

Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching,

I am writing in response to the Notice Of Preparation (NOP) regarding, ENV-2015-2534-EIR / "Adobe at Glassell Park Project." This project proposes development of 32 homes in a green space suitably and warmly referred to as "Walnut Canyon" by residents in the immediate and surrounding communities. As the largest proposed development within the Glassell Park and Mt. Washington Specific Plan area in 25 years, its potentially harmful impact on various aspects of the surrounding community as a whole – are seemingly eminent. I reside one block away from the entrance of the proposed development; as a native Angelino and long-time resident of the Glassell Park community, I am concerned with several issues cited in the NOP and therefore strongly and respectfully request that a full, comprehensive Environmental Impact Report (EIR) for this immense project be considered.

Among the items and potentially impactful issues that need to be addressed are:

INCREASE IN TRAFFIC

With the addition of 32 more homes condensed into one area of our hillsides, the amount of additional traffic forced in an inadequate space is unimaginable; at the minimum of 2 cars per household, an additional 64 cars making at least 2 trips per day each, would certainly congest an already busy corner at Cazador Street and Division Street – not to mention clog up Haverhill Drive's only outlet. These corners and streets are busy enough as it is, traffic is heavy and is already potentially dangerous. My house has been crashed into on 2 separate occasions, 1 as a result from traffic on Division going towards Cazador and the other from traffic from Haverhill, going towards Cazador and Division streets. Additionally, my mailbox has been hit 3 times and 4 different neighbors' fences have been crashed into as well. The already heavy traffic multiplied by at least 64 cars and 128 more trips per day, adds a terrifying 128 more opportunities for damage to my property and those of my neighbors – not to mention a potential danger to our lives.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied, as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

Again - the narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. Not only do cars and trucks already have a difficult time maneuvering around each other in the existing conditions, foot traffic is a challenge too. We do not have sidewalks. People who are on family strolls, exercising, walking their pets, and so forth are continuously in harms way of abundant and congested traffic.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland (like Barryknoll Canyon) and other native plant species. The

Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic and responsible approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is **NOT A SINGLE** designated park in Glassell Park; this is one of the four canyons within the community where residents can view nature, hike, safely enjoy the outdoors, and do nature studies. Some of the other canyons are already in danger of being lost due to development (Barryknoll Canyon, Moss Canyon). The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that **we are in a drought**, the addition of 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

I am requesting that a **full, comprehensive EIR** for this massive project be required. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of our community.

Thank you for your time and consideration of this important matter.

Sincerely,

Melinda Martinez
4001 Division Street
Los Angeles, CA 90065
melinda.s.martinez@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Development of Walnut Canyon ENV-2015-2354-EIR

1 message

Beatrice Holton <holton@uwosh.edu>

Thu, Nov 19, 2015 at 7:34 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

This letter concerns the Initial Study submitted by the Applicant who has proposed a 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

We request that a full, comprehensive EIR for this massive project be considered. In addition, we ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

While there are many items that need to be addressed, the most important to us are detailed below. Our greatest concerns are

- 1) destabilization of the hillside and the effect of new development on the stability of established homes
- 2) increase of storm water run-off that can destabilize hillsides and cause flooding of nearby properties
- 3) destruction of a valuable habitat that would be better suited for a park than a housing development
- 4) increased population density that will further clog the narrow roads and impede access to the area by emergency vehicles.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. It is already difficult for the current population to negotiate the streets under non emergency situations because the streets are so narrow.

GEOLOGICAL STUDY / SOILS/ HYRDODOLOGY / STORM WATER DRAINAGE

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report. Storm water drainage will also be greatly affected by such a development and that will likely affect stability of the hillsides.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

We are confused because the Mt. Washington/Glassell Park Specific Plan (Ordinance N. 168,7078 of May 10, 1993) specifically states that the rustic nature of this region should be conserved as the canyons and walking trails characterize this area. Yet this development would destroy the best example of this resource. Has the city since changed its ordinances to encourage development at all costs?

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study. As stated above, the area being considered for development is probably the best location for the development of a park definitely NOT a housing development.

As a concerned home owner, we ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration. Note that we are not currently residents of the

neighborhood, because we bought 3809 Cazador as a home for our daughter and son-in-law who are in the process of purchasing the house from us. **They plan to live in this neighborhood for many years. We are extremely concerned that the development will destroy the reasons that we (and they) chose to live in this neighborhood.**

Sincerely,

Drs. Beatrice Holton and Toivo Kallas, owners of 3809 Cazador St.

3732 Candlish Harbor, Oshkosh, WI 54902

Holton@uwosh.edu

--

Dr. Beatrice Holton

Associate Professor, Biology

University of Wisconsin Oshkosh

(920) 424-7087



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Katie Mills <katie@katiemills.com>

Thu, Nov 19, 2015 at 8:27 AM

To: Diana.Kitching@lacity.org

Cc: Greenspace Nela <nelagreenspace@gmail.com>

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition

there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Katie Mills, Ph.D.
4000 Division St., Los Angeles, CA 90065
kmills@usc.edu



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

1 message

Jennifer R. Keeffe <jkeeffe@caltech.edu>

Thu, Nov 19, 2015 at 9:05 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

My name is Jennifer Keeffe and my family and I live on Division Street, just downhill from the proposed development Abode at Glassell Park. While I am certainly not against development, I have some serious concerns about this development and how it will affect the green space in and other aspects of our neighborhood. Specifically, I'd like to express my concerns about the geologic stability/drainage of the hillside, the projected school attendance, and the potential negative impact on wildlife in the area. For these reasons and many others, I am urging you to require a full, comprehensive EIR for this massive project. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is of primary interest to my family and our community.

Although I am using a template provided by NELA Green Space, I have added specific comments in bold below. I believe all of these items are important, but several of them directly affect our property, family, and our community and I urge you to read through the entire email.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as "Less Than Significant Impact" when they should be "Potentially Significant Impact."

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences.

This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside. **Much of the hillside drains down an easement between our property and our neighbor's property to Division St. In past years during heavy storms we have had huge amounts of water flowing down the hillside, overwhelming the drainage that has been put in place at our neighbor's expense and flowing down our driveway. This amount of water will**

only be intensified by removing the native soils and plants on the hill with hardscape and houses and it is very important for an EIR to address potential drainage problems and how the changes in water flow will affect the hillside and other private property.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal.

Habitat Conservation for this property needs to be thoroughly studied. **Appreciation for nature is a huge part of our family, and one of the things that we appreciate most about our area and property is the fact that in the middle of the City of Los Angeles we can experience so much wildlife and nature. As I'm sure you're aware, this is not a common occurrence in all parts of Los Angeles, and we are very lucky to have these special spaces, including Walnut Canyon, in Glassell Park. Because of our love and appreciation for nature, and as part of educating ourselves about the wildlife in the area, our family teamed up earlier this year with the scientists who discovered P22, the mountain lion in Griffith Park, to install a wildlife camera ("camera trap") in our back yard. Over several months, we recorded images and videos of wildlife using the hillside as their homes, including coyotes (and litters of coyote pups), skunks, raccoons, opossums and many species of birds. We have also personally seen red tailed hawks and a nest of chicks, owls, many types of birds and even had a bobcat siting! This amazing bobcat experience was unfortunately not caught on the camera trap, but we were able to take a cell phone picture of it up on the hillside for confirmation. All of these amazing experiences have helped us instill a love and appreciation of nature into our young son, who can recognize many species of birds and animals, even while growing up within the city limits of Los Angeles. As important as these types of experiences are, these animals are quickly losing their habitat and being pushed into more and more developed areas, causing problems for homeowners and infrastructure. As our communities develop even more (including this planned development in Walnut Canyon), this will become more of a problem, and I urge you to consider the importance of green space for wildlife preservation and to require that a full EIR address the impact of the abundant wildlife that uses this canyon as its home.**

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan. **Our son will be entering LAUSD Kindergarden next year (2016-2017), and our home school is Toland Way Elementary, the same home school these houses would be assigned to. As a young family, I find it unrealistic that the developers do not believe their houses will be marketed and sold to other young families. Even if they do not have children at the time of purchase, I expect many of the new homeowners would be planning families in the future, putting potential strain on the local schools that needs to be addressed in a comprehensive EIR.**

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration on this very important subject. Please feel free to contact me if you'd like more information or have any questions.

Sincerely,

Jennifer Keeffe

3815 Division St., Los Angeles, CA 90065

(626) 372-0821

jkeeffe@caltech.edu



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Karima Taylor <karimaashleightaylor@gmail.com>

Thu, Nov 19, 2015 at 9:11 AM

To: Diana.Kitching@lacity.org

Bcc: NELAGreenSpace@gmail.com

Please see attached PDF as a response to the following project:
ENV-2015-2354-EIR / Abode at Glassell Park Project

Thank you,
Karima A. Taylor

 **env-2015-2354-eir-abodeglassellpark.pdf**
34K

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees

during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

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WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.



Sincerely,
Karima Ashleigh Taylor
3729 Cazador Street
Los Angeles, CA 90065
KarimaAshleighTaylor@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

(no subject)

1 message

Gloria Mattioni <gmattioni@yahoo.com>

Thu, Nov 19, 2015 at 9:12 AM

Reply-To: Gloria Mattioni <gmattioni@yahoo.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: NELAGreenspace <nelagreenspace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

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which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

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The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

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WATER SUPPLIES

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Gloria Mattioni,

Tax payer and voter

4007 Division Street

Los Angeles, CA 90065

gmattioni@yahoo.com

310.703.2678



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Federico Giordano <federicous72@yahoo.com>
Reply-To: Federico Giordano <federicous72@yahoo.com>
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
Cc: NELAGreenspace <nelagreenspace@gmail.com>

Thu, Nov 19, 2015 at 9:24 AM

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

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Thank you for your time and consideration.

Sincerely,

Federico Giordano
Glassell Park Resident
4007 Division Street
Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

Re: ENV-2015-2354-EIR / Development of 'Abode at Glassell Park' Project

1 message

Sadler, Neil [CPCUS] <NSadler2@its.jnj.com>

Thu, Nov 19, 2015 at 10:21 AM

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

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Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 school aged children will reside within these 32 homes, this is not realistic or appropriate. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Neil Sadler
Resident of Glassell Park

Neil Sadler
Senior Director,
360 Brand

Johnson & Johnson Consumer Inc.
Global Strategic Design Office
601 W 26th Street, Suite 1601
New York, NY 10001
T: +1 212 524 5579
M: +1 212 991 8017
F: +1 212 524 5920
nsadler2@its.jnj.com
<http://www.jnj.com>

If you need immediate assistance contact the executive assistant to the GSDO **Renee Texier** at +1 212 524 5571



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Trevor Foley <tfoley24@gmail.com>

Thu, Nov 19, 2015 at 10:25 AM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems

extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Trevor Foley
2608 Hines Drive
Los Angeles (Glassell Park)
CA 90065
tfoley24@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Full EIR for Walnut Canyon Development!

1 message

Ana Vejzovic Sharp <anavsharp@gmail.com>

Thu, Nov 19, 2015 at 11:06 AM

To: Diana.Kitching@lacity.org

Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report. Our house is located right up against the canyon, downhill. This is a major concern.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside. Our house is located right up against the canyon, downhill. This is a major concern.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal.

Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides. Our streets and traffic patterns can't handle an additional, 32 cars at minimal and more like 64!, we already deal with traffic issues on Division.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan. Once can never anticipate how or what a household size will be!

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents, of all ages, can view nature, hike and do nature studies. The impact is significant and requires further study. Communities need green and outdoors spaces. Especially as populations grow, we need outdoor spaces to engage as a community and get out beyond our homes. We live in a region that allows for large yearly periods of outdoor time. Please don't take this one chance for green space away from us! We and our children love the time and space the canyon provide us.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Ana Vejzovic Sharp
3825 Division Street LA, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

FULL EIR for Walnut Canyon Development!

Brian Sharp <brainshrap@gmail.com>

Thu, Nov 19, 2015 at 11:09 AM

To: Diana.Kitching@lacity.org

Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside. Our house is located right up against the canyon, downhill. This is a major concern.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides. Our streets and traffic patterns can't handle an additional, 32 cars at minimal and more like 64!, we already deal with traffic issues on Division.

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PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents, of all ages, can view nature, hike and do nature studies. The impact is significant and requires further study. Communities need green and outdoors spaces. Especially as populations grow, we need outdoor spaces to engage as a community and get out beyond our homes. We live in a region that allows for large yearly periods of outdoor time. Please don't take this one chance for green space away from us! We and our children love the time and space the canyon provide us.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

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WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Brian Sharp

3825 Division Street LA, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

John Skipp <jmskipp@gmail.com>
To: Diana.Kitching@lacity.org
Cc: NELAGREENSPACE@gmail.com

Thu, Nov 19, 2015 at 11:19 AM

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to

address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

John Skipp
3814 Cazador St.
LA, CA 90065
jmskipp@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Glassell Park Project Development

1 message

Michele Kackovic <kackovic@yahoo.com>

Thu, Nov 19, 2015 at 11:35 AM

To: Diana.Kitching@lacity.org

Cc: nelagreenspace@gmail.com, Chris Otwell <christopheraotwell@gmail.com>

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

We live right next to the proposed project development area and so I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences and since we live right next to this it DIRECTLY impacts our home. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. Our street would be closed and access to our home would be impacted because of construction.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and really needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

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PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Michele Kackovic
2438 Haverhill Drive 90065
kackovic@yahoo.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Darryl Bledsoe <darryl.bledsoe11@gmail.com>
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

Thu, Nov 19, 2015 at 11:41 AM

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

Although most of this letter is copied and pasted, these are my main concerns as a resident in Glassell Park over the last 22 years. Please make sure all these points are looked at during you this process.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

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PARKS

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land

into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

--

Maxim Real Estate Group

Real Estate and Mortgage Brokerage

Darryl Bledsoe

Loan Originator

818-561-9148

626-236-4042 Fax

darryl.bledsoe11@gmail.com

BRE license 01726252

NMLS ID 335612

www.QKMortgage.com

"I am thankful to all those who said NO to me, It's because of them I did it myself"



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Kaci O'Malley <kaciblueberry@gmail.com>

Thu, Nov 19, 2015 at 12:14 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

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PARKS

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There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a **full, comprehensive EIR** that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Kaci O'Malley
3843 Division St.
Los Angeles 90065
kaciblueberry@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Aktorchick <helenesvideo@sbcglobal.net>

Thu, Nov 19, 2015 at 12:45 PM

To: Diana.Kitching@lacity.org, NELAGreenSpace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Helen Glavey



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR/Abode at Glassell Park Project

Nancy Oliver <nancyoliver@sbcglobal.net>

Thu, Nov 19, 2015 at 12:42 PM

To: Diana.Kitching@acity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

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The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems

extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

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WATER SUPPLIES

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Nancy Oliver
2254 Moreno Dr.
Los Angeles, CA 90039




NELA Greenspace <nelagreenspace@gmail.com>

Please Walnut Canyon

Marsha Cifarelli <marshacifarelli@msn.com>
To: "Diana.Kitching@lacity.org" <diana.kitching@lacity.org>
Cc: "NELAGreenSpace@gmail.com" <nelagreenspace@gmail.com>

Thu, Nov 19, 2015 at 12:44 PM

Marsha Cifarelli

 **walnut canyon letter.doc**
29K

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely, Marsha Cifarelli
3370 Cazador street
Los Angeles 90065



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park

Ross Vinstein <rbvinstein@gmail.com>

Thu, Nov 19, 2015 at 12:49 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

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SCHOOLS

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PARKS

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WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Ross Vinstein

Sent from my iPhone. It's what opposable thumbs were made for.



NELA Greenspace <nelagreenspace@gmail.com>

Fwd: ENV-2015-2354-EIR / Abode at Glassell Park Project

Tony Scudellari <luv.la65@gmail.com>
To: NELA Greenspace <nelagreenspace@gmail.com>

Thu, Nov 19, 2015 at 12:52 PM

----- Forwarded message -----

From: **Cynthia Contreras** <cac@kpclegal.com>
Date: Thu, Nov 19, 2015 at 10:02 AM
Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

Attached is letter from Glassell Park Resident, Ingrid Ralston

 **Ingrid City Developer Letter.docx**
78K

November 18, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I have been a resident of Glassell Park for over 54 years. I live at 2227 Maricopa Drive, at the top of the hill. My husband built our home with his own two hands. I enjoy the area for many reasons. Especially for the flora and fauna, and I like to walk my dog every morning.

When I heard they were planning to build 32 homes I was just shocked. How many more people can our hills hold without compromising our safety. The traffic is very busy as it is and at times I see people driving very fast and have had to get out of the way. The streets are very narrow.

There are many beautiful California Black Walnut Trees (protected) in that canyon that would be destroyed, and native plants, not to mention all the animals that would be displaced.

How will all this building affect our homes as they will be digging into the hillsides? What about septic tanks? Will this be safe? What about more water in the area? These are all questions that have not been addressed.

I'm very concerned for my safety and the safety of all our residents since building 32 homes on the hillside may affect my residence since I am close and adjacent to the building site. What about getting emergency vehicle help up in the hills where we live? The streets are already so narrow and cars parked along side the curb, that it's almost impossible to get through.

Has this developer had any studies done?

It would be nice if we could keep our canyons as a park for the joggers and walkers to enjoy. We have no close parks to go to, so we hike and walk our canyons.

How many more people will be driving in our hills if 32 homes are built? That's about 64 or more cars.

Will you please listen to our community? We do not want this project to go forward.

Thank you for your consideration.

/s/

Ingrid Ralston
2227 Maricopa Drive
Los Angeles, CA 90065

(323) 256-5573

2 0 2
0.0 /



NELA Greenspace <nelagreenspace@gmail.com>

WE NEED FURTHER STUDY: ENV-2015-2354-EIR / Abode at Glassell Park Project

THOMAS YATSKO <tyatsko@icloud.com>

Thu, Nov 19, 2015 at 1:08 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

This is a moment in history for the neighborhood given the scale of this proposed build. As a long-time Los Angeles native, I have a keen interest in helping to shape a future we can all be proud of and enjoy. Therefore, **I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.**

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. **Of all the potential adverse impacts, this is one of the most serious and potentially devastating. I urge that this element be fully considered as loss of life or injury is far too high an expense to pay - let's invest in doing full due diligence.**

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed. **Again, see my bolded point above about emergency response.**

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan. **Was there potentially a typo with the single-digit figure? Please advise.**

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. **There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can benefit from the dwindling natural resources and wildlife habitats.** The impact is signifier and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes. There are 5 homes being built behind my house

in Walnut Canyon that are all on septic systems, which I suspect can't be good for the canyon.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

CCONGESTION

This project would introduce roughly 80 more vehicles to the top of this hill. None of the roads around here are wide enough to handle this kind of congestion.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Respectfully,

Thomas Yatsko
3875 Cazador St
Los Angeles, CA 90065

All the best,

Thomas Yatsko
323-791-5335
thomasyatsko.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Brad Holmes <bradleyholmes@gmail.com>

Thu, Nov 19, 2015 at 1:34 PM

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as "Less Than Significant Impact" when they should be "Potentially Significant Impact."

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HYDROLOGY / STORM WATER DRAINAGE

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Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

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POPULATION & HOUSING

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PARKS

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,
Brad Holmes

Brad Holmes
Keller Williams
323-673-1001
Cal BRE: 01930471

Sent from my phone - typos and autocorrects tend to happen.



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Christopher Otwell <christopheraotwell@gmail.com>

Thu, Nov 19, 2015 at 1:46 PM

To: Diana.Kitching@lacity.org

Cc: NELA Greenspace <nelagreenspace@gmail.com>

Dear Ms. Kitching:

I am writing to impress upon you how important it is for the Glassell Park community that a full, comprehensive and credible Environmental Impact Report be done before any development begins in Walnut Canyon.

My family rents a house at the end of Haverhill Drive, at the trailhead to Walnut Canyon. As renters we have the option of moving out if the area is developed, but we have chosen to fight for the preservation of this land. Walnut canyon is not just any plot of undeveloped SoCal scrub. It is a very special piece of land with a thriving ecosystem, and it merits protection.

As residents, we are concerned about traffic and overcrowding, about the destruction of near-pristine California Black Walnut forest, and about the impact on the very stable and healthy population of native wildlife. Walnut Canyon in its current form provides a working model of what a healthy native SoCal ecosystem look like.

My family is not opposed to development of less pristine and naturally vital plots in the community. We are opposed to the fast-tracking of a development that will have a massive impact on the community and environment, and we insist that all due diligence be taken before any development proceeds.

We are members of the NELAGreenspace organization, and here are their list of concerns about the project in Walnut Canyon:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a

significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

--

>>Christopher A. Otwell
2438 Haverhill Drive
LA, CA 90065
323.356.9287
christopheraotwell@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

sarah sprague <sarah.l.sprague@gmail.com>

Thu, Nov 19, 2015 at 1:49 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Kitching:

Like most residents in Northeast Los Angeles, I'm concerned about the increasingly rapid development that is happening in the area and want to make sure the city is holding each project to the high standards not only do the citizens of LA expect, but also deserve as written into the building and development codes.

Unfortunately, the study as submitted by the applicant for the "Abode at Glassell Park Project" seems to come short in several areas, but of my greatest concerns:

- 1) The application does not discuss what the building of 32 new homes would do to the stability of the hillsides where there are already homes.
- 2) The strain of additional housing on emergency response vehicles on already busy and narrow streets. When I lived in Beachwood Canyon, another high-fire risk area, the efforts to even get **one** smaller-sized truck assigned to the area was incredibly lengthy and difficult, and that was for homes which have been established for more than seventy years. I cannot imagine this process will be any faster for new development when older communities within the city are still trying to get the same needs addressed.
- 3) The increased strain on schools. The proposed plan says the increase of students to the area for 32 homes would be eight students. I'm not entirely sure what sort of demographics study went into that number, but that doesn't even pass any sort of smell test both for a Northeast Los Angeles of the future or even the past. More information on which schools will be impacted by these homes with a realistic number of students has to be a priority for an already overtaxed school system.
- 4) Park space. The need for green space is not only important for the conservation of wildlife, the mental health of the local residents who can see something green or the even the physical health of walking the hillsides, they provide important fire breaks between densely populated areas. As the state continues its dance with the drought, it is important to preserve spaces between the developments for the safety of all residents and not put future residents in harm's way.

I am not a developer nor am I city planner, but seeing that the application submitted for this project has noted these items as "Less Than Significant Impact" when they should be "Potentially Significant Impact" makes me believe that company does not have the neighborhood in its best interests, just slapping up more houses and moving on to the next project in the next neighborhood they can exploit. But I live here and plan on staying here for the next fifty years, so these are my concerns for a better community and a better Los Angeles.

As of such, all I ask of you is that require the applicant behind the "Adobe at Glassell Park Project" create a full EIR that addresses not only my issues, but the dozens of others that have been brought up by my neighbors too, including an alternative study done on the impact of park space in Northeast Los Angeles.

Thank you for giving this your time and your thoughtful consideration as I know we are all working towards doing our best for our City of Los Angeles.

Sincerely,

Sarah L. Sprague, Homeowner

3726 Cazador Street

Los Angeles, CA 90065

323-394-7273



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Kevin McMahon <kbmcmahonjr@aol.com>

Thu, Nov 19, 2015 at 1:58 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching:

As a thirty year resident of NELA and specifically Glassell Park/ Mt. Washington, of I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,
Kevin McMahon
Nob Hill Dr. Los Angeles, CA 90065

kbmcmahonjr@aol.com



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon/ 32 Houses

Armando Bonilla <firemando1@icloud.com>

Thu, Nov 19, 2015 at 2:16 PM

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

Good Afternoon Ms. Kitching,

I am asking that a full environmental impact report be conducted. I feel this enormous development project would negatively effect our community in many ways. I ask that you please take the time to really analyze how much it would destroy our beautiful community.

Thank You,

Armando Bonilla

323 854-4487

Firemando@hotmail.com

3900 Brilliant Way

Los Angeles, CA 90065

Sent from my iPhone



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon

Wendy Parisky <wendyoas@yahoo.com>

Thu, Nov 19, 2015 at 2:24 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In

addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

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SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

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WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time
Wendy and Yuri Parisky
3851 Cazador St
LA CA 90065
Sent from my iPad



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Cheyenne <starringme@sbcglobal.net>

Thu, Nov 19, 2015 at 2:34 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed **fully** are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the **impact of building retaining walls and 32 new homes on the adjacent residences**. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

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This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

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The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Cheyenne Haynes
2013 Rome Drive LA, CA 90065

Any questions, please contact us at: NELAGreenspace@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR Abode at Glassell Park Project

Tina Gulotta-Miller <tmgulotta@yahoo.com>

Thu, Nov 19, 2015 at 2:36 PM

To: diana.kitching@lacity.org, NELAGreenspace <nelagreenspace@gmail.com>, Tina Gulotta-Miller <tmgulotta@yahoo.com>

email: Diana.Kitching@lacity.org
cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

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Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Tina Gulotta-Miller
6433 Crescent Street
tmgulotta@yahoo.com

Sent from Yahoo Mail for iPhone



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Jane Demian <janedemian@earthlink.net>

Thu, Nov 19, 2015 at 2:45 PM

To: diana.kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

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POPULATION & HOUSING

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there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

JANE DEMIAN

2132 Ridgeview Avenue, LA CA 90041

janedemian@earthlink.net



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR comments

hschpk <hschpk@earthlink.net>

Thu, Nov 19, 2015 at 2:47 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching,

Please find my comments on the NOP for ENV-2015-2354-EIR attached to this email.

Sincerely,

Helene Schpak



ENV-2015-2354-EIR-NOP comments.pdf

34K

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by Abode at Glassell Park concerning the proposed 32 home development in Walnut Canyon. This is the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

Although the NOP presented by the Applicant recognizes some Potentially Significant Impacts, there are many items in the draft that the Applicant considers as "Less Than Significant Impact" when they should be "Potentially Significant Impact." Only a full and comprehensive EIR can properly identify the level of impact and possible mitigation.

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

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LAND USE AND PLANNING

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POPULATION & HOUSING

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FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Helene Schpak
3769 Aguilar Street
Los Angeles, CA. 90065
hschpk@earthlink.net



NELA Greenspace <nelagreenspace@gmail.com>

Fwd: ENV-2015-2354-EIR / Abode at Glassell Park Project

Tony Scudellari <luv.la65@gmail.com>
To: NELA Greenspace <nelagreenspace@gmail.com>

Thu, Nov 19, 2015 at 2:52 PM

----- Forwarded message -----

From: **Cynthia Contreras** <cac@kpclegal.com>
Date: Thu, Nov 19, 2015 at 1:44 PM
Subject: RE: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

Good day, Ms. Kitching,

Attached is my letter of opposition to the planned development at Glassell Park, CA. If you are unable to open the attachment, kindly advise.

Thank you for your consideration.

Sincerely,

Cynthia A. Contreras



City Developer Letter.docx
79K

November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I have been a resident of Glassell Park since 2001. I enjoy the area for many reasons. It is centrally located to all major freeways, the area is surrounded by beautiful canyons that I love to walk, as well as walking my dogs. The residents are very friendly and I see many of them walking their children and dogs.

It has come to my attention that a developer is planning on building 32 homes in the neighborhood. You cannot imagine my surprise of 32 homes being built on that hill.

Our neighborhood already suffers from small roadways; almost all residents are not even hooked up to the City's sewer system, and are on septic tanks; there is on-going construction on Cazador Drive and Brilliant Drive. A few years ago, construction was going on and there was a man bulldozing the hill on Brilliant Drive, the ground gave way and the bulldozer toppled over. Luckily, no one was critically injured.

How long will this building of 32 homes take and what effect will the duration have on our neighborhood?

Our residents already deal with not only many people driving through the small streets, but many builders driving through our neighborhood at speeds of well over 30 mph, leaving their building projects in disarray during the building phase, without regard for our safety. We complain, but to avail. These builders have no respect nor regard for our living safety.

We already have problems getting the police up there, as well as any fire emergency vehicles, because of the small roads and the already densely populated areas.

Has the developer of this proposed mega building project (because that's what this is) even conducted an environmental impact study? Or is he just going to come in, build his houses in our neighborhood, where we live and pay taxes, collect his monies and leave without a care as to what this major earthly incision will do to our neighborhood? How will this massive building affect the infrastructure of the hillside?

The canyon where the proposed building is to be houses numerous California Black Walnut Trees, native flora and fauna. We need and want these canyons to remain as they are.

Please consider the wants and needs of our Glassell Park neighborhood. We are strongly opposed to this project.

/s/

Cynthia A. Contreras
2214 Maricopa Drive, Los Angeles, CA 90065 / 323.376.2343



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Cher Grepo <chergrepo@gmail.com>

Thu, Nov 19, 2015 at 2:52 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water

and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that

addresses all issues and that you require an alternate study to address what the community really wants:
to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Cher Grepo
3629 Kinney Place
Los Angeles, CA 90065
chergrepo@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

BenParkJr@aol.com <BenParkJr@aol.com>

Thu, Nov 19, 2015 at 3:00 PM

To: Diana.Kitching@lacity.org

Cc: nelagreenspace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Ben and Karen Park
909 Oneonta Drive
Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Eileen Godoy <eileengodoy@yahoo.com>

Thu, Nov 19, 2015 at 3:02 PM

Reply-To: Eileen Godoy <eileengodoy@yahoo.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

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Thank you for your time and consideration.

Sincerely,

Eileen Godoy
2312 Moss Avenue
Los Angeles, CA 90065



NELA Greenspace <nelagreenspace@gmail.com>

Glassel park development

Charlotte Ostergren <ostergren13@yahoo.com>
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
Cc: NELAGreenspace <NELAGreenspace@gmail.com>

Thu, Nov 19, 2015 at 3:04 PM

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,
Charlotte Young

Sent from my iPhone



NELA Greenspace <nelagreenspace@gmail.com>

EIV-2015-2354-EIR/ Adobe at Glassell Park Project

David Budge <roosterpub@aol.com>

Thu, Nov 19, 2015 at 3:28 PM

To: dianakitching@lacity.org

Cc: NELAGreenspace@gmail.com

Dear Ms Kitching,

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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Among the items that need to be addressed fully are:

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

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Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

David Budge
2507 Crestmoore PI
Los Angeles, CA 90065
roosterpub@aol.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Marge Piane <margepiane@mac.com>

Thu, Nov 19, 2015 at 3:30 PM

To: diana.kitching@lacity.org

Cc: NELAGreenspace@gmail.com

Hello:

Please find attached my letter regarding the above referenced project. I would like to have it considered and included in the project file.

Thank you,

Marge Piane

Marge Piane

2267 Moss Av

LA, CA 90065

323-255-5763home

213-309-3529cell

margepiane@mac.com



ENV-2015-2354-EIR ltr.pdf

68K

M

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Dept. of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am a long-time resident of the Northeast Los Angeles community Glassell Park, and I am writing to request a full, comprehensive Environmental Impact Report on the project (referenced above) proposed for some of the last remaining open space in Glassell Park. Furthermore, I would request that a study be made toward the alternative possibility--retaining this land as a passive park for my community.

There are many discrepancies between what the community, and our representatives, deem "Potentially Significant Impact" and what the applicant considers "Less Than Significant Impact". These items must be addressed in full:

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create extreme danger in emergency situations. This over-taxing of LAFD and LAPD responders has not been adequately studied nor addressed.

SCHOOLS

The plan says allows for only 8 school aged children to reside within these 32 proposed homes. This number is extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this population along with which schools are considered in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NO DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact of taking away this pristine open space is significant and requires further study.

ON THE RECORD

Both the Glassell Park Neighborhood Council and the Glassell Park Improvement Association are on record as in support of preserving this land as open space for generations of Northeast Los Angeles residents.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There need to be further studies on the inadequate infrastructure that includes whether sewer is

marge plane / 2267 moss av / los angeles ca 90065 / 323-255-5763 / margeplane@mac.com

20F3

actually available or if septic will need to be used for these homes.

WATER SUPPLIES

This area suffers from inadequate DWP infrastructure including old pipes not designed for this level of density, and given the current drought, the addition of 32 homes to our already too-dense neighborhood, needs to be thoroughly studied in light of the constant development in our area.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime residents's accounts of this property being used for water and that it is an aquifer – this hydrological significance needs to be thoroughly studied. Also, the drainage pattern supplied does not fully account for the hardscape that will be created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

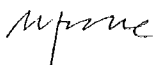
POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This increase in population will have a significant impact on infrastructure and public safety. The City needs a holistic approach to development in these hillsides.

I am not only a concerned resident of Northeast Los Angeles, specifically Glassell Park; but I am also editor of the Glassell Park Improvement Association (established in 1968) "News" and a member of the Glassell Park Neighborhood Council. While I am not speaking for either organization, I am speaking as an active and aware member of my community. Glassell Park does not want development of the last remaining open space in our beautiful hillsides--we want preservation of parkland for our residents, many of whom don't have access to more-distant parks.

I believe that a complete, thorough EIR that takes into account ALL the impacts on the neighborhood will show that the preservation of parkland is the only appropriate use of this irreplaceable open space.

Sincerely,



Marge Plane



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Dan Keeffe <keeffe.dan@gmail.com>

Thu, Nov 19, 2015 at 3:38 PM

To: "Diana.Kitching@lacity.org" <diana.kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <nelagreenspace@gmail.com>

November 29, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

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SCHOOLS

The plan says that only 8 school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is not a single designated park in Glassell Park! This is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land

into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Daniel Keefe
3815 Division Street, Los Angeles, 90065
Keefe.dan@gmail.com



NELA Greenspace <nelagreenspace@gmail.com>

Walnut Canyon Development Concerns

Jeff Neilson <jwneilson@gmail.com>

Thu, Nov 19, 2015 at 3:42 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate

Major Projects & Environmental Analysis Section

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

This letter concerns the proposed development "Abode at Glassell Park" with its 32 three-story homes planned to be built in our neighborhood's current open space recreation area, Walnut Canyon. As an architect and homeowner, I believe this development is seriously inappropriate for this neighborhood and this parcel of land. I request that a comprehensive EIR be required for this project.

My concerns include the following:

Scale: Using county records, I performed an analysis of each currently occupied parcel that borders the parcels in the proposed development. Of the 29 bordering parcels with single family homes, the average house size is 1,398 square feet, with only 3 of the 29 homes exceeding 2,000 square feet. The largest existing house bordering the proposed development is 2,240 square feet. In contrast, the proposed development contains 32 homes ranging from 2,161 to 2,577 square feet, on average 40% larger than the existing homes in the community. In addition, the current community of surrounding homes are typically one or two stories high. There are currently no three story homes, whereas all the proposed homes are three stories.

Based on the large size and uncommon height of the proposed homes, they are totally out of character with the scale of the existing neighborhood.

Access: The streets that are proposed to be extended to accommodate the new homes are narrow, substandard hillside limited streets, without sidewalks, and which allow very limited access for emergency vehicles and parking, not to mention very poor access for large scale construction activities.

Hill Stabilization: As the Initial Study document states, the elevation range from the low to high points of these parcels is approximately +80 feet. Many of the proposed home sites are on extremely steeply sloped land. I am particularly concerned that excavation and grading required to make these sites habitable will result in dangerous land movement and settling at adjacent homes, especially those located directly uphill from these home sites. I am also concerned that extensive, tall retaining walls required to make these lot usable will create hazards and eyesores. The graphics included in the Initial Study document do not accurately depict the steep slopes of this land.

Additionally, The Mount Washington/Glassell Park Specific Plan forbids Native trees from being removed that would "result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters". I believe it will be essential to study the impact of the removal of the many native black walnut trees which would be required according to the submitted documents.

Loss of Nature/Passive Recreation: This land is currently widely used by the greater Glassell Park (and beyond) community. I use the property every day and I frequently see neighbors as well as people from surrounding areas enjoying the beautiful views and nature as they walk along the trails on this property. The property is used by wildlife, including bobcat, coyote, foxes, owls, and numerous others. There are very few parcels of open land remaining in this part of Los Angeles, and I am very concerned about the impacts to wildlife should this parcel be transformed as proposed.

In conclusion, while I'd prefer this land to continue to be preserved as park land to benefit the community and wildlife, at the very least I would ask that overseeing departments require a thorough analysis of the impacts I've mentioned, and restrict development in such a way that it does not adversely affect the surrounding community.

For your convenience, a PDF version of this letter is attached. Thank you for your attention to this matter.

Sincerely,

Jeff Neilson, AIA
2456 Sundown Drive
Los Angeles, CA 90065



GlassellLetter_Neilson.pdf

95K



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

amy.ellenberger@yahoo.com <amy.ellenberger@yahoo.com>
Reply-To: amy.ellenberger@yahoo.com
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

Thu, Nov 19, 2015 at 4:19 PM

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community. There is such little park space in Glassell Park and even less open space in Los Angeles. As the neighborhood grows, please consider the long term effects of such development and preserving valuable open space for future generations over the short term financial motives of one developer.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Amy Ellenberger
3540 The Paseo, LA 90065
amy.ellenberger@yahoo.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Maureen Crowe <maureencrowe.gtm@gmail.com>
To: Diana.Kitching@lacity.org
Cc: NELA Greenspace <NELAGreenSpace@gmail.com>

Thu, Nov 19, 2015 at 4:22 PM

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

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SCHOOLS

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PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Maureen Crowe
Ave
90064

cell: 310-968-1223

maureencrowe.gfm@gmail.com

2227 Balsam
Los Angeles, California



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / From Dylan Docter / 7 Years old

Matthew Docter <mattdocter@me.com>

Thu, Nov 19, 2015 at 4:48 PM

To: Diana.Kitching@lacity.org

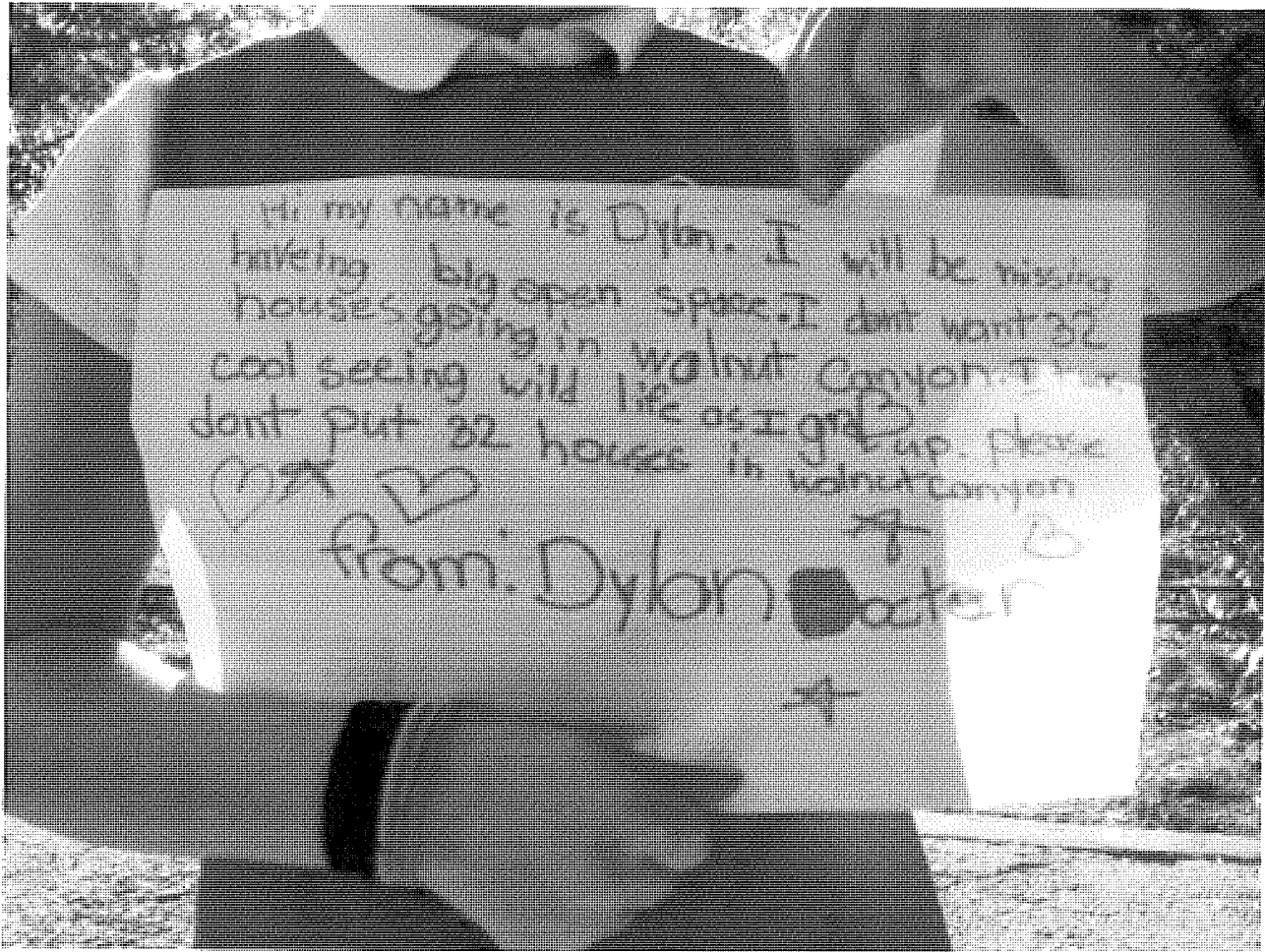
Cc: NELAGreenSpace@gmail.com

Diana,

My 7 year old daughter, Dylan, lives at 3949 Brilliant Drive — just next to the proposed 32 home development.

She loves hiking in the canyon with other neighborhood kids. She especially likes taking her friends — who don't live this close to nature — on trail walks. When she heard about the letters we were writing to ask for a full and comprehensive EIR, she decided to write her own.

"Hi, my name is Dylan. I will be missing having big open space. I don't want 32 houses going in Walnut Canyon. It was cool seeing wild life as I grew up. Please don't put 32 houses in Walnut Canyon." — From Dylan Docter





Thank you for your time and consideration.

Best,

Matt Docter & Dylan Docter (7 years old)
3949 Brilliant Drive
LA, CA 90065

mattdocter@me.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

karafindquist@gmail.com <karafindquist@gmail.com>

Thu, Nov 19, 2015 at 5:13 PM

Reply-To: karafindquist@gmail.com

To: Diana.Kitching@lacity.org

Cc: "nelagreenspace@gmail.com" <nelagreenspace@gmail.com>

Dear Ms. Kitching:

I am writing about the inadequate Initial Study submitted by the Applicant concerning the proposed 32 home development.

I am requesting that a full, comprehensive EIR for this massive project be required. There is no reason a project of this scale should be exempt from the most thorough analysis, especially when they are attempting to bulldoze the the community's physical landscape and its residents' wishes.

In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community. Not only is it of interest to our community, but maintaining a continuous green belt throughout the Arroyo Seco Watershed, continuing to the LA River, is something the entire Los Angeles area benefits from. The mayor has declared Los Angeles a city where Sustainability is a priority. The development of these canyons is inconsistent with creating a sustainable Los Angeles, for both economic sustainability and social justice reasons, and for many other more obvious ecological reasons as listed below. Our urban tree canopy is far short of where we're trying to get it, and we cannot afford to lose this many well-established trees. And in an area which is already densely inhabited, we especially need this GreenSpace, for the health of our community and the surrounding areas which also stand to benefit. Almost all other hillside communities have their GreenSpace, from Highland Park to the Hollywood Hills, and this area would be ours. It belongs to us, the community, and shouldn't be ruined so another high-rolling speculator can make another huge profit that provides no benefit to anyone who actually lives here.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers "Less Than Significant Impact" when they should be "Potentially Significant Impact." The applicant should not be allowed to simply label something as being less significant than it is because it is more convenient to them, at the expense of our community. We actually live here, and we have to live and die here with the consequences of this money-maker who is just passing through with no stakes in the health or longevity of our community members.

Among the items that need to be addressed fully are:

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an aquifer

– this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside. It is all too common in Southern California for new developments to be built that are subsequently flooded and ruined because of unscrupulous developers.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

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SCHOOLS

The plan says that only 8 (!!!) school-aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are 3 stories in size. There needs to be a better study of this along with the schools in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE designated park in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density (and let's not forget that we're in a drought), the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts that would have.

Thank you for your time and consideration.

* * * *

Kara Lindquist
3028 Chaucer St
Los Angeles, CA 90065
Karaflindquist@gmail.com

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Sent from myMail app for Android



NELA Greenspace <nelagreenspace@gmail.com>

EIR Needed for Walnut Canyon - ASAP

Mathew Whitmire <matt@adrev.net>

Thu, Nov 19, 2015 at 5:15 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

Dear Ms. Kitching:

Diana, please read the following for I live VERY close to this proposed development and to be honest I feel like it is really coming out of left field aka did NOT expect this. I recently bought my first house, 3814 Lavell Dr. and much of my decision to purchase in this location was the smaller, less dense aspects of Glassell Park. Now, I hear rumblings of this massive development in the canyon that really feels out of place. Can you imagine the value added to the community (not to mention property, etc.) by keeping our green spaces? I can only think it helps seeing it brought me, a 33 year old buyer to this community.

Please read the following and think about the community as a whole...there is lots of useable land in the area without taking virgin green space.

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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LAND USE AND PLANNING

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Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

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Thank you for your time and consideration.

Sincerely,

Matt

3814 Lavell Dr.
Los Angeles (Glassell Park)
90065

Matt Whitmire
AdRev
Network Director
323-426-6025
matt@adrev.net

AdRev (AudioMicro, Inc.) is a 2014 Inc. 500 Honoree Ranked #2 Fastest Growing Media Company

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NELA Greenspace <nelagreenspace@gmail.com>

Comment on EIR

Lilibeth Munoz <munozlilibeth93@gmail.com>

Thu, Nov 19, 2015 at 5:28 PM

To: Diana.Kitching@lacity.org

Cc: NELAGreenSpace@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

Although I am not a resident of Glassell Park, I fully support the NELA Greenspace and their concerns because I would not want the same situation to happen in my neighborhood. This issue doesn't just affect the residents of Glassell Park but it affects everyone. I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Lilibeth Munoz
2669 Griffin Ave
Los Angeles, CA 90031



NELA Greenspace <nelagreenspace@gmail.com>

Abode at Glassell Park Letter

monettet@roadrunner.com <monettet@roadrunner.com>

Thu, Nov 19, 2015 at 5:50 PM

To: nelagreenspace@gmail.com

Hi Tony,

Attached is Bernard's and my letter in opposition to the project. (I also sent one to Kitching.)

Thank you for all of your guidance and enthusiasm!

Monette Tiernan



Glassell Park.docx

16K

November 18, 2015

Ms. Diana Kitching, Planning Associate

Major Projects & Environmental Analysis Section

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

Dear Ms. Kitching,

I am writing in regard to the proposed plan for housing ("Abode at Glassell Park Project") in Northeast Los Angeles, and I would like to detail, as a resident of Glassell Park, the reasons for my plea in opposition to such development.

My husband and I live on Sundown Drive, one of the streets potentially impacted enormously by this development. To speak first simply on a practical level, such a development would pose problems regarding existing infrastructure and street circulation systems. As the L.A. city planning document for the Glassell Park/Mount Washington area notes, existing utility poles, lines and appurtenances are both unsightly and outdated, even in relation to current housing. At our own residence, we experience not infrequent power outages (brought on by the slightest of winds and storms) and, more often, problems with telephone landlines that AT&T assures us will continue (despite their "temporary fixes") due to ineffectual phone lines. City planning officials also document that in our area, development is already "exceeding infrastructure service capability in hillside areas."

Consideration of street circulation is even more problematic. Sundown Drive is an exceptionally narrow, dead-end street with one-lane only. To my understanding, plans for this project include both transforming Sundown to a through street accessing the proposed project and widening the street for through traffic. All residents can attest that we already have traffic that results in astonishing delays during morning and evening rush hours; it can take more than 20 minutes to drive the (less than one mile) route from Sundown to Eagle Rock Blvd. The idea of adding more than 30 new residences (and the number of cars that would surely entail) is unimaginable. Further, making Sundown Dr. a thoroughfare would undoubtedly require a widening of the street. As it is, there is parking only on one side of the street, so as to let residential and business traffic and emergency vehicles through. But there are frequently problems (even with the mere existing ten houses) when emergency, delivery, utility, or construction vehicles are present. Residents need to park on the streets below if they can't get through or wait in a long line of traffic for the larger vehicles to complete their business before they can access their own street. With the proposed project, clearly, widening would be needed; however, this would in turn entail a literal demolition of the front landscape areas, driveways, and /or porches of existing homes on the north side of the street.

More daunting considerations include the topography and geologic stability (in relation to earthquake, flooding, mudslides) of the area targeted for this project. Heavy rains just a few years ago resulted in many homes in the area being red-tagged for mudslides and flooding, especially in on Division St., below the steep hills proposed for this project. We have seen in other L.A. areas the jeopardizing of existing housing that is caused by imprudent building, which raises questions concerning any developments for city profit that negatively impact previously established and thriving neighborhoods.

Aside from these practical considerations, my husband's and my essential dispute to this project involves not so much issues of infrastructure, traffic, and geological risk as the disruption of an entire community history and identity. The home we now live in was bought by my husband's parents in 1964 and was at that time one of only two homes on Sundown Drive. When my husband's parents passed away and left the home to us, our first thought was to sell it. But we ultimately found that we could not let go of the neighborhood itself—its close proximity to everything that Los Angeles has to offer and, at the same time, its nearly rural feel, its open spaces and quietness and wildlife. We decided to stay instead of selling, and we relish every day what a privilege it is to live here. I very much doubt that we would have remained in the L.A. area, were it not for this place. And I think I am not remiss in speaking for everyone living in Glassell Park when I say that we are here because of the uniqueness this neighborhood offers. When we walk in the neighborhood and hike in its hills, we spot deer, coyotes, great horned owls, bob cats—not to mention the resident (and actually somewhat loved!) raccoons, skunks, and possums. I can't imagine their disappearance. To where? It is as if we are somewhere far back in the history of Los Angeles; we often meet people, families, children, from the Eagle Rock "flatlands" below hiking, exploring, experiencing this place that is a place of increasing rarity in the Southern California area.

My husband and I, and my husband's parents, and my parents grew up in Eagle Rock. At eighty-seven, my father still talks of his youthful travels in these hills. His stories of Walnut Canyon (though it was not called such in his day) are among his most joyful memories, and whenever he visits us on Sundown, those memories come to the forefront of his conversation. We need to continue to provide open spaces like these for children who barely even know what "open space" means.

The L.A. City Planning document speaks of not disrupting the natural terrains and wildlife of this area. This is a heartening ambition to see written in the documents of any city planning, and our hope is that it is a true one. When we lose the essence of neighborhoods like this, we lose not merely the look of things for those who feel blessed to live here. We lose, in addition, an irrecoverable part of Los Angeles landscape and history that future generations will never know.

I appreciate your consideration of this and other appeals regarding the "Abode at Glassell Park."

Respectfully,

Monette and Bernard Tiernan

2444 Sundown Dr.



NELA Greenspace <nelagreenspace@gmail.com>

another letter from a neighbor

Adam Davis <adamd2@me.com>

Thu, Nov 19, 2015 at 6:06 PM

To: NELA Greenspace <NELAGreenSpace@gmail.com>

Good day, Ms. Kitching,

Attached is letter of opposition from Glassell Park Resident Glenn Treibitz to the planned development at Glassell Park, CA. If you are unable to open the attachment, kindly advise.

Thank you for your consideration.

Sincerely,

Cynthia A. Contreras



Glenn Treibitz.docx

15K

November 19, 2015

Ms. Diana Kitching, Planning Associate

Major Projects & Environmental Analysis Section

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

Dear Ms. Kitching,

I am writing in respect to the proposed plan for housing ("Abode at Glassell Park Project") in Northeast Los Angeles.

I am a business owner and I have lived in Glassell Park for over 15 years. Our streets are very narrow and it is a daily struggle just to drive down the hills to get to the main streets. There is constant to and fro traffic in our hills and being that the streets are very narrow and cars park along either side of the streets, there is always the possibility of colliding, backing up so one car can get by and so forth.

I have a lovely dog whom I walk daily in the area and we love to hike in the canyons. Please consider not taking this away from me or the other residents of Glassell Park, who also enjoy walking their children and animals along the streets and in the canyons. Having 32 homes built is one massive and colossal effort. I cannot imagine what the traffic will be like when they commence building; commercial vehicles carrying loads of lumber, and bulldozers and what have you. They are building right now and the traffic jams are terrible, and there are only 6 houses being built in the hills right now, 32 houses! Unimagineable.

I like living here because of the history and the quiet nature of the community. This building project would definitely impact our neighborhood in a non-positive way.

Thank you for your consideration,

/ss/

Glenn Treibitz
2212 Maricopa Drive
Los Angeles, CA 90065

(323) 379-9750

Los Angeles, CA 90065

mtiernan@glendale.edu



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode at Glassell Park Project

Peter Bedard <peterbedard@yahoo.com>

Thu, Nov 19, 2015 at 6:35 PM

Reply-To: Peter Bedard <peterbedard@yahoo.com>

To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

email: Diana.Kitching@lacity.org

cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident's accounts of this property being used for water

and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Peter Bedard, MA, C.Ht.

5515 Marmion Way, LA, CA 90042

peterbedard@yahoo.com

Peter Bedard MA, C.Ht.

Certified Hypnotherapist, Author, Teacher

Cell (323) 384-8433

CreateYourHealth.com (CYH Teas)

ConvergenceHealing.com

Buy your copy of Convergence Healing [HERE](#)



NELA Greenspace <nelagreenspace@gmail.com>

Fwd: ENV-2015-2354-EIR / Abode at Glassell Park Project

Tony Scudellari <luv.la65@gmail.com>
To: NELA Greenspace <nelagreenspace@gmail.com>

Thu, Nov 19, 2015 at 6:56 PM

Another letter as Word Doc

----- Forwarded message -----

From: **Cynthia Contreras** <cac@kpclegal.com>

Date: Thu, Nov 19, 2015 at 5:02 PM

Subject: RE: ENV-2015-2354-EIR / Abode at Glassell Park Project

To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

Good day, Ms. Kitching,

Attached is letter of opposition from Glassell Park Resident Neil Gamble, to the planned development at Glassell Park, CA. If you are unable to open the attachment, kindly advise.

Thank you for your consideration.

Sincerely,

Cynthia A. Contreras

 **Neill City Developer Letter.docx**
78K

November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I grew up here in Glassell Park and have ridden my bike in the canyons, hiked, and enjoy the nature.

My wife and Mom and Dad and I live on Maricopa Drive and I have lived here all of my 27 years. My Mom hikes these canyons every day. Now that I am married, I want to be able to raise my kids in a safe neighborhood without a lot of cars driving through so fast. There are so many cars right now.

There are a lot of cars that drive too fast on the small street. There have been accidents too. I almost always have to move out of the way so I don't get hit. There's a lot of traffic down the hill too, trying to get down Cazador and then trying to get down to Eagle Rock Blvd.

More cars would be dangerous and not having the canyons to hike would make my Mom sad.

I don't want to see my neighborhood run into the ground by contractors who come in and dig out the hills and put in more houses, with more people. Can't we have beautiful canyons to enjoy. Can't my future kids enjoy the canyons like I did when I was young? There are no parks nearby us. There is Verdugo Rec Center, but that's always used for sports.

I hope you can help our community out by not letting the contractor come in and take our canyon and put in 32 houses.

Thank you.

/s/

Neil Gamble
2226 Maricopa Drive
Los Angeles, CA 90065

(323) 356-2992

207 2
0.0



NELA Greenspace <nelagreenspace@gmail.com>

Glassell Park ABODE comments/letter from resident Suzan Olson Davis

Suzan Olson Davis <sowhatprod@me.com>

Thu, Nov 19, 2015 at 6:58 PM

To: Diana.Kitching@lacity.org

Cc: NELA Greenspace <NELAGreenSpace@gmail.com>



Glassell Park ABODE comments from Suzan Olson Davis.pdf

104K

November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / ABODE at Glassell Park Project

Dear Ms. Kitching,

“Thousands of tired, nerve-shaken, over-civilized people are beginning to find out going to the mountains is going home; that wilderness is a necessity.”

John Muir

As a professional fiction writer, Co-Chair of the Writers Guild (WGA) Committee of Women Writers, NELA Greenspace member and former environmental reporter, I am writing to express my deep concern and opposition to the proposed construction of 32 homes in Glassell Park’s Walnut Canyon by the Applicant/ABODE developer. My husband and I purchased a home in this special community in April 2015 and couldn’t believe our good fortune finding a home surrounded by such natural, untouched beauty. We’d go to bed every night listening to the sounds of wildlife in the canyon, practically pinching ourselves with delight... only to learn a few months later about the proposed ABODE development directly behind our home.

Not only is Walnut Canyon home to a wide variety of birds, deer, red tail hawks, owls, coyotes, skunks, raccoons, possums and yes, even bobcats, it is also home to a multitude of writers, artists, architects, designers, composers, musicians and filmmakers, many who work from home, drawing inspiration from their close proximity to nature. I also work from home, and fear that the constant mind-numbing hammering, banging and drilling generated from this construction will greatly disrupt my livelihood for several years. Building a few homes is one thing, but building 32 homes is an assault on this serene, creative community. We must not be shortsighted and heavily weigh the impact of adding an additional 32 developer homes, essentially destroying Walnut Canyon, a source of pride, comfort and recreation for area residents, their children and dogs. Once construction begins, there is no turning back...

As a concerned resident who is not afraid to mobilize the community, I urge you to require a full, comprehensive Environmental Impact Report (EIR) be conducted to study the significant impacts this massive development will have on the land, the existing infrastructure and the many species of wildlife which inhabit Walnut Canyon. In addition, I believe it’s vitally important to examine the **potential health hazards (ie. crystalline silica) and overall compromised air quality associated with the scope of this huge construction project, taking into account residents with asthma as well as those with compromised immune systems, and factoring in the known existence of**

extremely strong winds in the Walnut Canyon area which blow everything around.

I also urge you to require an alternate study demonstrating the benefits of establishing Walnut Canyon as a protected park for the entire community to enjoy for years to come.

The NOP presented by the Applicant/Developer does recognize some “potentially significant impacts” – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant/Developer considers as “less than significant impact” when they should be “potentially significant impact.” Among the additional items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident’s accounts of this property being used for water and thus it is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal! Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS -- The plan says that only 8 school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are 3 stories in size. There needs to be a better study of this along with the schools in the plan.

PARKS -- This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE designated park in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES -- Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

“The most important thing is to actually think about what you do. To become aware and actually think about the effect of what you do on the environment and on society. That's key, and that underlies everything else.” -- Jane Goodall

Thank you for your time and consideration.

Respectfully,

Suzan Olson Davis
2447 Sundown Drive
Los Angeles, CA 90065
sowhatprod@mac.com



NELA Greenspace <nelagreenspace@gmail.com>

Letter from Adam Davis - NOP response

Adam Davis <adamd2@me.com>


Thu, Nov 19, 2015 at 7:01 PM

To: Diana.Kitching@lacity.org, NELA Greenspace <NELAGreenSpace@gmail.com>

Cc: Tony Scudellari <luv.la65@gmail.com>

2 attachments

 **NOP_ResponseLetter_AdamDavis.docx**
131K

 **NOP_Response_AdamDavis.pdf**
84K

November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

This letter is in reaction to the Initial Study submitted by the Applicant concerning the proposed 32 home development by Adobe.

My wife and I moved to Sundown Drive in Glassell Park this past april. When we purchased our home, we were unaware of the proposed massive development by Adobe homes. I am a professional architect and artist and have a strong connection to the land. What we had been searching for in a neighborhood, we finally discovered in the hills of glassell park, a unique artist community with a rare balance of nature and open space for the entire community to enjoy. Open space is a precious commodity, especially in Los Angeles where according to statistics less than 30% of LA residents live within walking distance of a nearby open green space.

I want to cite an example of what happens when open green space is lost to developers. We were homeowners in Venice for the last 17 years. Our old neighborhood, called the silver triangle, did not have any open green space. Around the corner from our house was a privately owned fenced off piece of land 4 lots wide that sat vacant for years. In 2010 the owners of the property decided to repurpose their land as a community garden for the neighborhood. The neighborhood embraced the garden and it quickly became the centerpoint for neighborhood activities.

Unfortunately earlier this year with the recent explosion of home prices the owners decided to take down the community garden and max out the lots with oversized condos. Overnight the community garden disappeared and the sense of community collapsed with it.

We have a rare opportunity here to create a legacy for future generations to come. We must think of the greater good for the community and not be myopic with the lure of quick financial gain. I am strongly recommending the city of LA find an alternate natural solution for walnut canyon.

2 of 5

I also wanted to touch upon the impact this proposed development WILL have upon the wildlife. Walnut canyon is filled with dens and nests providing safe shelter for a wide variety of species of animals. Each time I hike the canyon I inevitably discover a new den or nest. When we moved here in april, the city cut back most of the brush in the canyon causing many coyotes to be displaced. Considering the current drought and lack of water, compounded with now loosing their homes, these coyotes found shelter on our streets. A large pack of coyotes moved in under two of our neighbors houses and had litters there. There was a near fatal attack by a coyote on our neighbors dog. The coyotes became confused and were wandering our streets at all hours.

I believe there are hundreds of coyotes who claim walnut canyon as their home. If this development moves forward, this will trigger a massive displacement of coyotes and pose a legitimate threat to area residents, cats, dogs and small children.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. In particular with the lack of sidewalks in our neighborhood it already is a dangerous place to walk for young children and older folks. The added traffic will pose and major problem. **In addition, it is critical to examine the potential health hazards (ie. crystalline silica) and overall compromised air quality associated with the scope of this huge construction project, taking into account residents with asthma as well as those with compromised immune systems, and factoring in the known existence of extremely strong winds in the Walnut Canyon area which blow everything around.**

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident's accounts of this property being used for water and is an acquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are 3 stories in size. There needs to be a better study of this along with the schools in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE designated park in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks, in the City of Los Angeles, the

inadequate infrastructure including old pipes not meant for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR and I urge you to require an alternate study demonstrating the benefits of establishing Walnut Canyon as a protected park for the entire community to enjoy for years to come.

"The enjoyment of the choicest natural scenes in the country and the means of recreation connected with them is a monopoly...of very few rich people.... For the same reason that the water of rivers should be guarded against private appropriation and the use of it for the purpose of navigation and otherwise protected against obstruction, portions of the natural scenery may therefore properly be guarded and cared for by government.... The establishment by government of great public grounds is thus justified and enforced as a public duty"- Fredrick Law Olmstead – urban planner for central park

Thank you for your consideration.

Kind Regards,
Adam Davis
2447 Sundown Drive
Glassell Park, 90065
Adamd2@mac.com



NELA Greenspace <nelagreenspace@gmail.com>

ENV-2015-2354-EIR / Abode @ Glassell Park Project

D Dawson <ddawson917@gmail.com>

Thu, Nov 19, 2015 at 7:09 PM

To: Diana Kitching <Diana.Kitching@lacity.org>

Cc: D Dawson <ddawson917@gmail.com>, Tony Scudellari <luv.la65@gmail.com>, NELA Greenspace <nelagreenspace@gmail.com>, Gilbert.Cedillo@lacity.org, Arturo Chavez <arturo.chavez@lacity.org>, Gerald Gubatan <gerald.gubatan@lacity.org>, amanda.mejia@lacity.org

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012
Re: ENV-2015-2354-EIR / Abode @ Glassell Park Project

Dear Ms. Kitching:

I am a 15-year resident of Glassell Park and my home is about 0.5 miles from the site of this proposed 32-home development. The initial study submitted by the applicant is woefully inadequate regarding infrastructure.

As someone who is impacted daily by ever-increasing population on these narrow, winding hillside streets, it is imperative that the developer/applicant must submit a full, comprehensive EIR to study this project, including issues of infrastructure.

We have only two routes of ingress & egress and adding the traffic of 32 new homes will wreak havoc on this neighborhood. I cannot tell you how many times I have contacted our elected officials requesting help in improving infrastructure (about the issues of road widths & grading and how these streets are just dirt roads with asphalt slapped on top) here on the hillside. Nothing has been done to properly engineer these roads in the 15+ years that I have lived here and from the response (or, lack thereof), it's apparent that nothing will change this.

Because these roadways are so primitive, the level of liability shouldered by the City of Los

Angeles rises with each new dwelling approved & built on this hillside. And the chance of residents incurring serious injury and fatalities increases as well; again, exposing the City of Los Angeles to liability.

Thank you for your time and consideration.

Sincerely,
Douglas A. Dawson
3601 Kinney Place
Glassell Park, CA 90065-3530
DDawson917@gmail.com

19 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

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GEOLOGICAL STUDY / SOILS

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HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

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HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Angelo Bellomo
487 Isabel Street, Los Angeles, CA 90065
olegna78@gmail.com

To:

Diana Kitching

Department of City Planning, Environmental Analysis Section

200 N. Spring Street, Room 750

Los Angeles CA 90012

Re: Case No.: ENV-2015-2354-EIR

Project Name: Abode at Glassell Park Project

Comments:

I urge you to require a full Environmental Impact Report for this project. This development will completely and irreversibly eliminate wildlife habitat in this neighborhood. My other concerns are traffic, soil stability, groundwater, and open space/natural environment for public use.

Thank you for your attention,



Susan Streaser

3858 Division Street

Los Angeles CA 90065-4245

(323) 257-2859

crayonsss@hotmail.com

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012
RE: ENV-2015-2354-EIR / Abode at Glassell Park Project
Thursday, November 19 2015

Dear Ms. Kitching:

I have lived full time in Glassell Park for the past 8 years. I moved here to care for members of my family. Now that those family members have passed on I have decided to stay here because of the nice people and the spots where I can stay in touch with nature; one such spot is Walnut Canyon.

I understand that a 32-home development is proposed. I don't understand how even greedy developers can spoil such a beautiful spot.

I heard through a neighbor who witnessed the tragedy that native California black walnut trees were cut down by a brush clearance crew this past spring. How can that happen and there be no consequence? Isn't it illegal to cut down protected trees such as these walnuts? I attended a neighborhood meeting where a certified arborist spoke and she said native California black walnut trees may look dead but underground they are still alive, just waiting for a drink of water; such a shame.

The roads on this hillside are very narrow and we only have two ways in and out. The traffic gets worse and worse what with new houses being built all over the hillside. How can the city expect the traffic for 32 more homes to fit on these roads when they (the city) won't do anything about fixing the roads? It's horribly scary trying to get down and up the hill.

I could go on and on with all that is wrong with the flimsy report filed by these developers but I think I've said enough to warrant my asking that the city demand and receive a full and comprehensive environmental impact report before the first shovel of dirt is turned for this project.

Sincerely,

Rita Tanner
3606 Kinney Circle
Los Angeles 90065

October 30, 2015

Case # ENV-2015-2345-EIR

Adobe ay Glassell Park Project

Diana Kitching:

I have lived on Haverhill Dr on and off for almost 70 years.

Our street is so narrow there is not enough room for the 4 houses on the street to park, the trash trucks come up in small trucks, no room for the large trucks, time after time we do not get pick up because there is not enough street room for the trucks. There is bearyl enough room to back out of our garages.

Sundown is so narrow I have seen ambulance paramedics walk up the street to get to their patient.


With 32 houses it could add 70 cars a day coming up and down a street built in the 50ties to accommodate 4 cars. Every time a heavy truck comes up the hill our house gets another crack in the wall. It is always a difficult task for the fire trucks to go up and down our street. Delivery trucks are constantly hitting our cars. We have had over \$10,000 of repair work done on are cars from cars hitting ours and leaving without giving us their insurance information. We as neighbors have accidently hit each other's cars for lack of street room.

Walnut Canyon (Adobe) is home to birds, foxes, coyotes, hawks, turkey vultures, a bee hive woodpeckers, squirrels, rabbits, raccoons. Where will the go? Walnut Canyon was so named for the Walnut Trees that are protected and this builder has already cut down many protected trees.

Off Brilliant Dr. there are ruts in the hillside that become rapid flowing waterfalls when it is raining emptying into Walnut Canyon causing more and more erosion in the hillside. This is the area for the proposed houses to be built.

We have no parks in this area and for years have been working to turn Walnut Canyon (Adobe) into an area for all to enjoy and preserve this beautiful green space for generations to come.

Linda & Martin Haines


2442 Haverhill Dr

La. 90065 818 702 8890

ATTACHMENT 2



COOPER ECOLOGICAL MONITORING, INC.
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5850 W. 3RD ST. #167
LOS ANGELES, CA 90036
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Ecological Assessment of Open Space Remnants in Northeastern Los Angeles



Prepared by:
Daniel S. Cooper
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Prepared for:
Mountains Recreation and Conservation Authority
Los Angeles River Center & Gardens
570 W. Ave. 26, Suite 100
Los Angeles, CA 90065

November 15, 2008 (Updated 20 April 2009)

Photograph: view south across "Elephant Hill", border of South Pasadena and Los Angeles, showing coastal sage scrub (foreground), walnut woodland (middle distance) and disced slopes (background).

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Table 1. Distribution and breeding status of bird species recorded during survey, March - July 2008.

Table 2. Reptile, amphibian and butterfly species recorded during July 2008.

Table 3. List of readily-identifiable native plant taxa recorded during survey.

Table 4. Comparison of bird and native plant species richness across seven sites.

Appendix B: Maps showing key features mentioned in text(see attached)

Executive Summary

This survey reports on the results of a spring/summer wildlife and plant survey of six open space parcels just north of Downtown Los Angeles, a region of low hills straddling the Los Angeles and San Gabriel Rivers. These parcels exhibit a high degree of disturbance generally, but nonetheless support a relict natural community which has been widely lost in the region, including globally-rare species and habitats. Though large areas have been protected as parkland in this region, notably 200+ acres at Debs Park (City of Los Angeles) and dozens of acres in several parcels at Mt. Washington (by the Santa Monica Mountains Conservancy), significant unprotected parcels remain, nearly all of which are either threatened with imminent development or are currently being seriously degraded by fire prevention measures and encroachment by new houses. It is wholly conceivable that if this trend continues, these patches will eventually lose their distinct native flora and fauna and become simply weedy hillsides, both unsuitable for development and supporting little nature.

Five sensitive vegetation communities were encountered during this study; however three are confined to just a single area (northern portion of Elephant Hill site, partially within the City of South Pasadena), while two are more widespread, California Encelia Scrub and California Walnut Woodland/Forest. Of the 69 native plant taxa detected, two are considered to have "special status" by a regulatory agency, a highly-localized form of caterpillar phacelia (*Phacelia cicutaria* var. *hubbyi*) and southern California black walnut *Juglans californica* (both CNPS List 4.2), among others. Two special-status bird species were detected, the Cooper's Hawk and the Rufous-crowned Sparrow, though both have been recently downlisted due to their adaptability to urbanized (the hawk) and/or degraded (the sparrow) habitats. Four herptiles (two lizards, one snake, one salamander) were found, along with 14 species of butterflies.

Not unexpectedly, the largest sites - Elephant Hill and Mt. Olympus - led the group in terms of plant and animal species diversity, with the northern portion of Elephant Hill particularly noteworthy for its species richness and relict flora and fauna, much of which was unique within the study area. A disjunct site located immediately north of the Elephant Hill site (within a residential neighborhood) is also discussed, due to its exceptional array of native wildflowers. The smallest, most degraded sites (e.g., those in "Walnut Canyon") were notable for still supporting patches of remnant flora, including some sole occurrences of native plants within the study area.

Methods

This survey assessed the ecological attributes of seven sites scattered through the hills of northeastern Los Angeles from Glassell Park east through Mt. Washington and Highland Park to El Sereno. Several metrics were used for comparing the sites, including species richness of birds, diurnal mammals, reptiles, amphibians, butterflies and native plants. Every effort was made to survey all areas of all sites equally, though more complex, species-rich sites were given somewhat more attention to ensure that all species were found; in other words, the goal was to detect as many species as possible - particularly scarce species - at each site, rather than conduct a standardized census.



Fig. 1. Topographical view (toward northeast) of region showing study area (**red oval**). Nearby open space areas mentioned in text (yellow letters) include Griffith Park/Santa Monica Mtns. (A), Verdugo Mtns. (B), San Raphael Hills (C), San Gabriel Mtns. (D), Montebello Hills (E) and Puente Hills (F).



Fig. 2. Elephant Hill site, located in southwestern South Pasadena and northeastern Los Angeles (El Sereno). The "North Elephant Hill" area referred to in the report is the area in and around the peninsula of Los Angeles that juts north into South Pasadena (black arrow)



Fig. 3. Mt. Olympus and Paradise Hill sites (Montecito Heights/Lincoln Heights, Los Angeles).

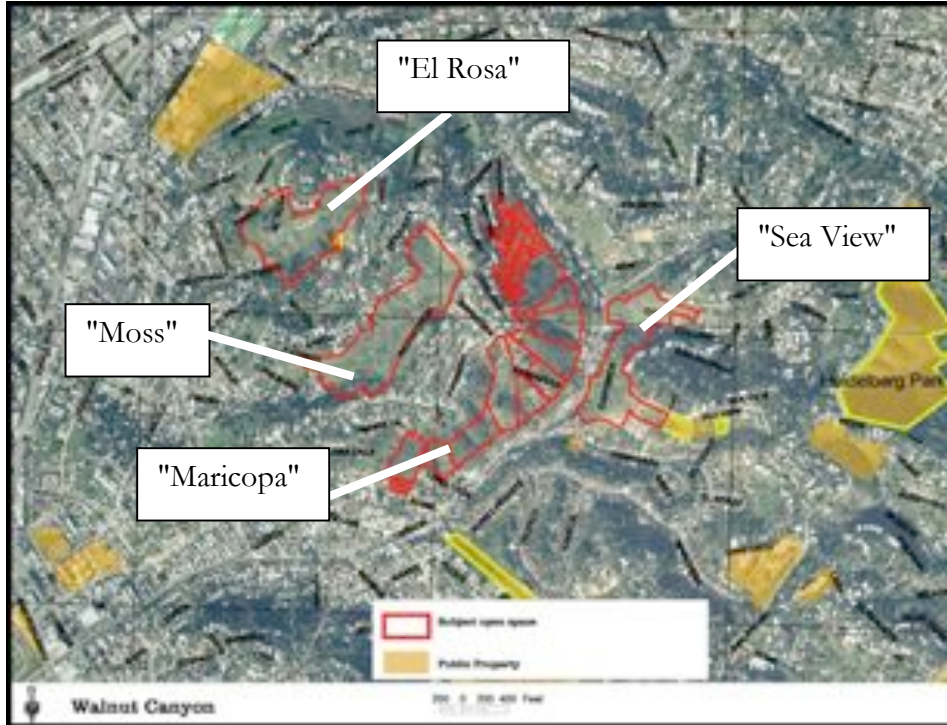


Fig. 4. "Walnut Canyon" sites, showing individual names used in this report (Mt. Washington, Los Angeles).

Wildlife

Each wildlife survey lasted between one and three hrs. per site, and up to three sites were visited each survey day. Surveys were conducted between 7:00 am and 11:00 am, and were never conducted when the temperature exceeded 80 degrees F. Wind did not hamper these surveys, nor did precipitation. The smaller sites (e.g., El Rosa) were completely surveyed in a single visit; larger or more complex sites (Mt. Olympus, Maricopa) would typically require multiple survey days. Each site was surveyed at least three times during the spring period 09 Mar. - 16 June (by Daniel S. Cooper), and during these visits, all individuals of all birds were recorded, as was any breeding activity (singing, carrying food/nesting material, etc.). All mammals, reptiles, amphibians and butterflies encountered incidentally during these surveys were also recorded, though weather conditions (cool, often overcast) were not favorable through most of the spring for reptiles/amphibians or for butterflies, which is why additional surveys were done for these groups in July.

In addition to these surveys, timed-constrained searches of reptiles and amphibians were conducted between 10-18 July (by Jonathan Feenstra), each lasting 2-3 hrs. per site. As with the earlier (March - June) surveys, all identifiable animals (birds, mammals, butterflies) were recorded during these surveys as well, and any additional species were incorporated into the earlier surveys.

Survey dates were as follows, with the street entrances used in parenthesis (all performed by Daniel S. Cooper, except those done by Jon Feenstra, denoted with "JF"):

Elephant Hill: 09 Mar. (E. Kendall Ave., Illinois Dr.), 20 Mar. (Illinois Dr., Burr St.), 03 May (Illinois St., Harriman Ave. slope), 18 July (reptiles/amphibians, JF).
Mt. Olympus: 09 Mar. (Montecito Dr.), 03 May (Montecito Dr.), 16 May (Thomas St.), 15 July (reptiles/amphibians, JF).
Paradise Hill: 23 Mar. (Rising Rd.), 04 Apr. (Gilling Rd.), 16 May (Forest Park Dr., Rising Rd.), 17 July (reptiles/amphibians, JF).
Sea View: 19 Mar. (Sea View Ln., Ganymede), 11 Apr. (Ganymede), 09 May (Ganymede), 14 July (reptiles/amphibians, JF).
Maricopa: 10 Mar. (Haverhill Dr., Loma Lada Dr.), 19 Mar. (Maricopa Dr., Loma Lada Dr.), 11 Apr (Haverhill Dr., Loma Lada Dr.), 09 May (Maricopa Dr.), 16 June (Loma Lada Dr.), 14 July (reptiles/amphibians, JF).
Moss: 10 Mar. (Moss Rd.), 19 Mar. (Moss Rd.), 11 Apr. (Richardson Dr.), 09 May (Moss Rd.), 16 June (Richardson Dr.), 11 July (reptiles/amphibians, JF).
El Rosa: 10 Mar. (The Paseo), 09 May (El Rosa Dr., The Paseo), 16 June (The Paseo), 10 July (reptiles/amphibians, JF).

In addition to these surveys, brief visits were made outside the survey dates (esp. in June), to check on certain late-flowering species, butterflies, etc.

Because of the small size of the parcels studied and the lack of well-differentiated habitat types, habitat preferences among the birds detected were difficult to measure. Instead, we tracked the occurrence of urban- vs. wildland-preferring breeding species, as numerous species detected are not found as commonly in the surrounding residential areas, and are probably particularly dependent on these habitat patches for their survival in northeast Los Angeles. Scott and Cooper (1999) developed a list of urban-preferring and wildland-preferring breeding species for the nearby Puente-Chino Hills, and many of these were detected during these surveys and used for this analysis.

Plants

During each visit, all identifiable species of native plants were recorded as being present, with representative species and habitat areas photographed, and significant specimens mapped and collected (vouchers deposited in UC Riverside Herbarium). Since the goal of the study was to identify the locations of significant remnant patches of native habitat, no quantitative attempt was made to assess abundance or species dominance, and the many non-native weeds and introduced species encountered during the study were not identified or mapped. The locations of significant (incl. regionally-rare) native plants found adjacent to the study sites were also noted.

Plants were identified using several sources (e.g., McAuley 1996, Clarke et al. 2007) and were confirmed through photographs or specimens by Andrew C. Sanders of the UC Riverside Herbarium. Eventually, a checklist of 68 easily-identified native plant taxa (including species pairs not narrowed to species) and one plant-like fungus (*Astraeus hygrometricus*) was developed for the study area, and was used to compare native species richness across all sites. This enabled us to identify which species were "unique", found at just one study site, and which were more widespread. These obviously represent only a subset of the complete

native flora for the area and a preliminary attempt to assess the area's vegetation, but provide a good starting point and basis for comparison of sites.

Background

Geography

The study area lies wholly within the Repetto Hills, a low (<300m) but steep range which extends from the Los Angeles River in the west ("Glendale Narrows", including Elysian Park) east to the Montebello Hills, which form the southern edge of the San Gabriel Valley. Most of the development (exclusively residential) on the upper slopes dates to the mid-1900s, though neighborhoods around the base of the hills are much older, having been built in the late 1800s when this area was among the first suburbs of Los Angeles. Local names for these hills include Mt. Washington, Montecito Hills, and Monterey Hills, and local promontories include "Kite Hill", "Radio Hill", "Paradise Hill" and many others. Local neighborhoods are too numerous to list here, and some date back over a century.

Setting

The Repetto Hills are characterized by heavy clay soils of sedimentary origin, and are distinct geologically and biologically from the sandstones of the Santa Monica Mountains to the west (incl. Griffith Park) and, dramatically, the granitic Verdugo Mountains of Eagle Rock and Pasadena to the north, a region closely allied with the San Gabriel Mountains. The clay soils of the Repettos support natural communities most similar to the Puente-Chino Hills and San Jose Hills (incl. South Hills of Glendora) to the east, characteristically featuring southern California black walnut woodland (dominated by *Juglans californica*, aka *Juglans californica* var. *californica*). Many "foothill" plant and animal species common at low elevations in the San Gabriel Mountains - including the Verdugo Mtns. - are unknown from both the Repetto and the western Puente Hills (e.g., Merriam's chipmunk *Tamias merriami*; plants such as *Yucca whipplei*, California bay *Umbellularia californica* and most *Ceanothus* species; Cooper 2000).

Small patches of sand and fine silts occur locally in the study area, mainly along lower slopes, and support a distinctive flora characterized by the presence of sand-adapted forbs (e.g., suncups *Camissonia bistorta/micrantha*) and bush-lupine *Lupinus longiflorus* (on loose silts, often near seeps) within the scrub and herbaceous communities. Coarse or rocky alluvial soils along the major drainages (e.g. Arroyo Seco) reach the base of these hills (characterized by riparian plants such as western sycamore *Platanus racemosa*, mugwort *Artemisia douglasii*, and others) but were not encountered in the parcels included in this study. Surface water is virtually nonexistent within these hills, but seasonally-moist seeps are scattered throughout, identified by very dense vegetation including patches of cane-like giant wildrye *Leymus condensatus*, sticky monkeyflower *Mimulus aurantiacus*, poison-oak *Toxicodendron diversiloba* and bracken-fern *Pteridium aquilinum*.

Ecological communities

Two major plant communities occur in the study area, walnut woodland and coastal sage scrub. Walnut woodland, including oak-walnut woodland and walnut-rich sumac scrub, occurs on northern exposures, while lower, drier sage scrub is found on southern exposures. Because of the varied topography of the hills, these communities intergrade widely (for example, walnut woodland also occurs on steep, shady slopes regardless of their aspect), and

a century of human modification has further blurred boundaries between them. These are discussed further under the *Flora* section, below.

A search of California herbarium records (<http://ucjeps.berkeley.edu/consortium/>) using place-names within the study area in yields 173 vouchers for 135 plant species (including non-natives). The most common place-name (68 specimens) is "Garvanza", the historical (recently revived) name for a large area along the lower Arroyo Seco and adjacent hills extending from the southwestern corner of Pasadena (east of Ave. 64) south to around York Blvd. in Highland Park. Sites in the Eagle Rock area account for 53 specimens, including nearly all of the post-1950 collections; followed by Highland Park (n=19), South Pasadena and "Hermon Hills" (incl. Elephant Hill site, n=14 each) and El Sereno (incl. Paradise Hill site, n=4). Newer locality names such as Glassell Park, Lincoln Park and Mt. Washington are rarely or never mentioned as collecting localities.

These collections are useful in understanding the historical flora of the region and the type of habitats once present; unfortunately, there is no way of knowing whether a specimen marked Garvanza was collected on a clay slope in the Elephant Hill area, which was part of the study area, or in a rocky streambed along the Arroyo Seco in South Pasadena, which had a very different ecological community and no longer exists. What is clear is that numerous native annual wildflowers in these collections are now either extremely rare or totally extirpated from the study area, a familiar pattern in modern-day habitat patches throughout the state. Judging from these collections, the flora of the Repetto Hills is probably best-preserved at Debs Park in Highland Park (City of Los Angeles, outside the study area) and in the northern part of Elephant Hill adjacent to the city of South Pasadena, surveyed during this study.

Land use

Floristically, this region has been degraded for decades, first (presumably) by wood-cutting for fuel, then by ranching (mainly sheep), and finally by wholesale replacement of open space with houses and landscaped yards. Invasive species probably gained a strong foothold with the introduction of livestock (prior to this, native Americans burned these habitats to encourage the development of annual forbs for food and to attract game), and increased roads and housing brought frequent fires, which threaten to convert the entire area to non-native grasses and weeds (recently reviewed and synthesized by Minnich 2008). Most recently, "brush-control" actions designed to reduce the density of shrubs have resulted in even worse invasions by extremely flammable, non-native grasses and weeds.

Like many urban open space reserves in the Los Angeles area, the entire native understory ("ground-cover") has been destroyed over much of the study area, either by frequent fire or by brush-clearing practices such as "discing" (described below), hand-clearing vegetation using weed-whippers, and "limbing" (trimming the lower branches of trees and shrubs each year, producing a "lollipop" shape). The native species are readily replaced by non-native forbs (esp. mustards *Hirschfeldia incana* and *Brassica nigra*; star-thistle *Centaurea melitensis*) which fill the gaps left by clearing, leaving only the most robust trees and tree-like shrubs. These often include a variety of non-native, often invasive species (e.g., *Ailanthus altissima*, *Acacia* spp., *Eucalyptus* spp.). This situation is exacerbated by fires themselves, which burn natives and exotics alike, and leave the soil vulnerable to invasion by non-native colonists like castor bean *Ricinus communis* and Russian thistle *Salsola tragus* (Fig. 5). Fortunately, small patches of

natives remain on practically every parcel surveyed, which offers hope for future restoration efforts.



Fig. 5. Disced slope at southern end of Mt. Olympus (end of Thomas St., view north), showing denuded, ploughed hillside and a single, non-native (and highly-invasive) Chinese tree-of-heaven *Ailanthus altissima* retained. Radio Hill is in background (June 2008).

Results

Flora

Several vegetation communities encountered during this study are considered "high priority" for monitoring by the California Natural Diversity Database (CNDDDB), and may be treated as sensitive during any CEQA (California Environmental Quality Act) review process. All names and codes follow CDFG (2003):

California Encelia Scrub 32.050.00. Widespread, occurring in small patches on most sites; best developed at Maricopa.

California Buckwheat-White Sage Scrub 32.100.00. Best developed north Elephant Hill.

Coast Prickly Pear Scrub 32.150.00. North Elephant Hill only.

Purple Needlegrass-Purple Sanicle 41.150.03. Fragments adjacent to north Elephant Hill and at Mt. Olympus.

California Walnut Woodland/Forest 72.100.01/02. Widespread; the dominant native vegetation at several sites.

Two special-status/sensitive plant species were detected, both classified as "4.2 - Limited distribution" by the California Native Plant Society (CDFG 2008b), southern California black walnut *Juglans californica* and Hubby's phacelia *Phacelia cicutaria* var. *hubbyi*. The walnut is one of the dominant shrubs within the study area, present in numbers at every site. The phacelia, a distinctive, tightly-coiled variety of caterpillar phacelia, is in our area restricted to very steep, eroding clay slopes (*vide* A.C. Sanders). Patches were encountered at several sites, the largest of which was on the eastern slope of Paradise Hill. Another large population is located along North Broadway at the intersection with Prince St. (outside the study area), just south of Paradise Hill.

In addition, a unique mat-forming form of coast buckwheat *Eriogonum fasciculatum*, apparently restricted to the Repetto/Montebello Hills (*vide* A. Sanders, UC Herbarium), was found on or near every site visited. This form of buckwheat has not been formally described, but may represent a previously-unrecognized type unique to the eastern Los Angeles Basin. The largest population of this form away from the Montebello Hills may be at the (northern) Elephant Hill site.

Of the seven sites, Elephant Hill had the highest species richness of native plant taxa (46 of 69 taxa surveyed), followed by Mt. Olympus (40 taxa) and Maricopa (31). Moss had the fewest (17), though taken together, the four "Walnut Canyon" sites (Sea View, Maricopa, Moss and El Rosa) collectively supported 43 taxa, comparable to Elephant Hill/Mt. Olympus. Looking at unique taxa (found at only one site), Elephant Hill led the group, with 14 unique plants; by comparison, the other sites had five or fewer unique taxa each. This is an testament to the high quality of the scrub and woodland at the northern end of Elephant Hill, which is subject to virtually no brush-clearing practices (either by hand-clearing or discing, described below) and, perhaps because of this (brush-clearing encourages flammable weeds to develop, leading to more fires), appears to not have burned in at least 10-15 years, if not much longer. The plants unique to Elephant Hill include representatives of both oak-walnut woodland and sage scrub, including native shrubs, succulents, forbs and grasses.

We consider walnut woodland to be any community having native southern California black walnut as dominant or co-dominant, often with coast live oak *Quercus agrifolia*, and with an understory comprised of a diversity of shrubs (esp. toyon *Heteromeles arbutifolia* and poison-oak), with or without a native herb layer. If present, this herb layer was characterized by blue fiesta-flower *Pholistoma aureum* (Fig. 6) and (rarely) other forbs such as the clover *Trifolium wildenovii*. However, most walnut woodland in the study area is highly-invaded with non-native forbs and annual grasses, particularly mustards and thistles.



Fig. 6. Blue fiesta-flower *Pholistoma aureum*, the dominant native understory plant of walnut and walnut-oak woodland in the Repetto (and Puente) Hills (Elephant Hill site along Harriman Ave., March 2008).

Though certain sites in the study area have retained high-quality walnut woodland (particularly the northern portion of Elephant Hill and the northwestern slope of Mt. Olympus), even these sites were missing some of the woody shrubs common in the more extensive walnut woodland at Debs Park (Cooper 2002) and in the Puente Hills (LSA 2007), such as heart-leaved penstemon *Keckiella cordifolia*, chaparral honeysuckle *Lonicera subspicata* and creeping snowberry *Symphoricarpos mollis*, along with common woodland forbs like elegant clarkia *Clarkia unguiculata* and hedge-nettle *Stachys bullata*. Coast live oak was conspicuously scarce at the more degraded sites, reflective of the region's historical firewood-cutting, wildfire, and livestock grazing (incl. sheep).

The coastal sage scrub of the study area was found to be much more complex than the woodland in terms of species diversity, and varied dramatically both in structure and species composition, depending on soil, soil moisture, topography, and landuse history (incl. fire frequency). The only native coastal sage scrub plants found at all seven sites were California sunflower *Encelia californica*, laurel sumac *Malosma laurina* and Mexican elderberry *Sambucus mexicana*; however 5-6 of the seven sites also supported California sagebrush *Artemisia californica*, California fuchsia *Epilobium canum*, coast buckwheat *Eriogonum fasciculatum* (mat-forming type), deerweed *Lotus scoparius*, lemonadeberry *Rhus integrifolia* and black sage *Salvia mellifera*.

The less-disturbed (by aggressive brush clearance and non-native grasses and forbs) sites exhibited a strikingly higher diversity and density of native shrubs, forbs and perennial grasses, with northern Elephant Hill, arguably the most intact example, supporting a lush growth of sage scrub with species either absent or rare elsewhere in the study area, such as Palmer's goldenbush *Ericameria palmeri*, narrow-leaved bedstraw *Galium angustifolium*, coast prickly-pear *Opuntia littoralis*, holly-leaved redberry *Rhamnus ilicifolia*, and white sage *Salvia apiana*; as well as numerous native wildflowers including three species of bulb-producing geophytes (golden-stars *Bloomeria crocea*, bluedicks *Dichelostemma pulchellum* and soap-lily *Chlorogalum pomeridianum*); and at least one relictual, clay-loving forb, purple sanicle *Sanicula bipinnatifida* (Figs. 7, 8). However, even the smaller sites, particularly Maricopa on Mt. Washington, supported unique taxa not found elsewhere in the study area.



Fig. 7. Purple sanicle *Sanicula bipinnatifida* growing in undeveloped lot adjacent to the Elephant Hill site (along Peterson Ave.). This species was also found at the Mt. Olympus site (single plant on northern slope). Note heavy clay soil and lack of non-native grasses and weeds, probably due to coarse soil texture.



Fig. 8. Long stalks of soap-lily *Chlorogalum pomeridianum* growing from a large patch, same area as above (adjacent to Elephant Hill site). Single plants were also found at Mt. Olympus (western slope above E. Ave. 33) (June 2008).



Fig. 9. Blue dicks *Dichelostemma pulchellum*, a regionally-common lily found to be very scarce at survey sites, detected only at north Elephant Hill. As shown here, this species can persist

within dense stands of non-native grasses and forbs, but cannot withstand discing and other major soil disturbance (March 2008, intersection San Raphael Dr. and Rome Dr., Mt. Washington).



Fig. 10. Two-toned everlasting *Pseudognaphalium bionettii* at the Maricopa site, the only individual of this species found during the survey (growing in firebreak, June 2008).

As with the woodland habitat, the coastal sage scrub community on most patches was also depauperate compared with that of nearby Debs Park, missing common species as California bricklebrush *Brickellia californica*, dodder *Cuscuta californica*, yarrow *Eriophyllum confertiflorum*, saw-leaved goldenbush *Hazardia squarrosa*, tarplant *Deiandra fasciculata*, and blue-eyed grass *Sisyrinchium bellum*. Riparian and spring-dwelling species easily found at habitat remnants along the Los Angeles River and Arroyo Seco were essentially non-existent, including mugwort *Baccharis douglasii*, western sycamore *Platanus racemosa*, golden currant *Ribes aureum*, California wild-rose *Rosa californica*.

Fortunately for conservation efforts, nearly all open space patches in the study area are preserving coastal sage scrub relicts, though some are barely surviving in the face of aggressive brush-clearance, spraying and invasion by non-native plant species.

Fauna

Two Special-Status Species (CDFG 2008a) were detected during this study, both birds. The Cooper's Hawk (Calif. Dept. of Fish and Game "WatchList" species) was encountered at Maricopa, Moss and El Rosa, and may be a breeding resident (one - two pairs) within the study area. However, no pairs or nest was observed. Two singing Rufous-crowned Sparrows (Calif. Dept. of Fish and Game "WatchList" species) were encountered in early

spring near the center of the Mt. Olympus site in appropriate breeding habitat - steep, grassy slopes with scattered low shrubs - and are probably breeding residents here.

Birds

The bird community of the Repetto Hills is the best-known aspect of its fauna, and represents a subset of species found in the western Puente Hills or Griffith Park. One major difference, though, is the abundance of urban-adapted species here, such as Northern Mockingbird, which are generally scarce in the interior of Griffith Park, for example (D.S. Cooper, unpubl. data), but was the most commonly-recorded species on urban points in the Whittier area (Scott and Cooper 1999). A total of 69 bird species were recorded during visits from 09 Mar. - 18 July, and in terms of overall species richness, Maricopa led the group with 40, trailed by Mt. Olympus (37) and Elephant Hill (33). Paradise Hill had the fewest species (21).

However, total species numbers say little about the bird community, since many of these could be migrants, present for just a few days a year, or urban-adapted and widespread species. More informative is the number of potentially-breeding species, as many ecological must be satisfied for a large number of bird species to nest (such as vegetation type, available cavities and nest sites, and both abundant and varied prey). For confirmed and potentially-breeding species, Maricopa and Mt. Olympus also led the group, with 22 each; Sea View had the fewest (14 species).

The most common nesting bird species, detected at all seven sites in the study area, were Mourning Dove, Anna's Hummingbird, Western Scrub-jay, House Wren, Northern Mockingbird, California Towhee, House Finch, and Lesser Goldfinch; additional species recorded at 5-6 sites, and likely breeding locally, include Allen's Hummingbird, Nuttall's Woodpecker, Black Phoebe, and Bushtit. All of these species are common and widespread in hilly residential areas of Los Angeles.

Local bird species diversity may be further categorized by considering wildland-preferring species (see Cooper 1999, Scott and Cooper 1999), and scrubland species which tend to go extinct in small, isolated habitat patches (Soule et al. 1988, Crooks et al. 2001). The ecological requirements are more strict than widespread taxa whose conservation is not a priority at present. These birds may be particularly dependent upon the open space in the study area, and so their representation at each site is of great interest. Twelve wildland-preferring species were felt to be nesting in the study area: Red-tailed Hawk, Nuttall's Woodpecker, Cassin's Kingbird, Bewick's Wren, House Wren, Wrentit, California Thrasher, Rufous-crowned Sparrow, Spotted Towhee, California Towhee, Bullock's Oriole and Brown-headed Cowbird. Though no nightbird surveys were performed, a single Western Screech-Owl, also wildland-preferring, was detected at Elephant Hill. For these species, Maricopa, Elephant Hill and Mt. Olympus again led the group, with 6-7 wildlife-preferring bird species each. Sea View was last, with just three wildland-preferring species detected.

Several other wildland-preferring species known from the Northeast L.A./South Pasadena region may nest within the study area irregularly, but were not believed to have done so on the sites surveyed this year, and those recorded here were likely transients or wandering individuals, including Downy Woodpecker (one adj. to El Rosa on 09 May), Ash-throated Flycatcher (singles, most likely migrants, at various sites), Phainopepla (unpaired transients at

several sites), Orange-crowned Warbler (several migrants/wintering birds), Black-headed Grosbeak (migrants to 16 May) and Lazuli Bunting (migrants to 09 May).

All of these wildland-preferring species - both the breeders as well as the irregular/potential breeders - should be considered targets for future restoration efforts (with the possible exception of the Brown-headed Cowbird, a nest-parasite). Their distribution is summarized below.

Red-tailed Hawk: An active nest was present in a large eucalyptus on the northwestern slope of the Mt. Olympus parcel. This fledged at least one young, and the birds were present through July. Pairs were detected at El Rosa and Maricopa, and singles were found at Moss and Elephant Hill, suggesting that additional nests were probably present in the study area.

Western Screech-Owl: A single juvenile was found at Elephant Hill on 18 July (JF), the only record during the survey (however, no night visits were made). This species is apparently a scarce resident in the study area, with small numbers detected year-round at Debs Park (D.S. Cooper, unpubl. data) and on Mt. Washington (J. Donahue). Locally, it may nest in cavities in walnuts, but also in the crowns of palm trees, a habit shared by the American Kestrel.

Nuttall's Woodpecker: Found at every site except Moss and Elephant Hill. Moss has little walnut woodland or tall sumac scrub; however, its absence at Elephant Hill is hard to explain, as it was also detected widely in suburban habitats surrounding the habitat patches. Oddly, no indication of nesting was observed during the study at any site, and none of the birds encountered (generally one per site) appeared paired.

Cassin's Kingbird: Two pairs were found at Paradise Hill (16 May), in a large eucalyptus grove on the western base of the hill (vic. Flora Dr.). This species is a local resident in the central Los Angeles Basin, mainly occurring in tall trees (esp. eucalyptus) around large vacant lots and lawns.

Bewick's Wren: A scrubland-dependent species. Birds were detected at four of the seven sites, Elephant Hill (c. 10 pr.), Mt. Olympus (6 pr.), Maricopa (3 pr.) and El Rosa (1 pr.), with dependent juveniles observed in May and June at Mt. Olympus, Maricopa and El Rosa; and a tame individual (indicative of a nest nearby) at Elephant Hill in June. The distribution of this wren seems to closely match that of intact walnut woodland, and given its wide habitat preference, were probably extirpated from the other sites where not found (Paradise Hill, Sea View and Moss). This highly-vocal species seems to require little more than a small grove of walnuts or a patch of laurel sumac, and could be used as an indicator species of native habitat in the study area.

House Wren: Detected at all seven sites, the House Wren appears to be thriving in the study area, probably because of its ability to nest in artificial structures such as streetlight fixtures and roofs. However, numbers were

low, with just 1-2 pr. per site, with birds feeding young near a potential nest hole in a large black walnut at Moss on 09 May.

Wrentit: One vocal pair in dense, native coastal sage scrub at north Elephant Hill were the only birds recorded. They acted tame, as if a nest were present, and three observed here 18 July (JF) may have included at least one young-of-the-year. This is a scrub obligate species with poor colonization ability (Crooks et al. 2001), and a good indicator of intact chaparral and sage scrub habitat. Aside from one or two (non-breeding?) birds at Debs Park, the Elephant Hill birds may be the only Wrentit remaining in the study area, though they recently occurred at Maricopa (P. Jordan) and Mt. Washington prior to the initiation of aggressive annual brush-clearance c. 2000 (J. Donahue).

California Thrasher: Like the Wrentit, a native-scrub-obligate species (Crooks et al. 2001), and now almost as rare, persisting at Elephant Hill, Mt. Olympus and Maricopa. A family group (pair plus a recently-fledged juvenile) was in scrub near the end of Loma Lada Dr. at the Maricopa site on 11 Apr., with another singing bird on multiple visits near the end of Maricopa Rd. just north of here. Elsewhere, a single singing bird was at the small gully adj. to Kendall Rd. on the west side of Elephant Hill (09 Mar.), and another single was at the north end of Mt. Olympus on 15 July (JF), but not detected on several previous visits during the study (and so possibly a dispersing bird from elsewhere). Birds were also found incidentally in scrub along Mt. Washington Dr. (two on 09 Mar.) and 1-2 pr. are resident at Debs Park (both DSC). Clearly, the thrasher population in the study area is tenuous, and it has apparently declined since 2000 (per J. Donahue, P. Jordan). This species should be considered on the brink of extirpation here, as long as brush clearance practices are removing their habitat every year.

Rufous-crowned Sparrow: Found at just one site (2 singing birds at Mt. Olympus), this bird requires large tracts of grassy scrub, and so may actually be benefiting somewhat from vegetation management for fire prevention (esp. discing). Small numbers are also resident on extensive, grassy slopes at Debs Park and in the Ascot Hills (D.S. Cooper, unpubl. data), but not in smaller patches elsewhere in the study area, despite the presence of suitable habitat (e.g., Paradise Hill).

Spotted Towhee: Up to eight pairs may be resident in the northern portion of Elephant Hill (E. Kendall Ave. north), the only site where recorded. Like the Wrentit and California Thrasher, this large sparrow is most common in dense, usually native scrub for successful breeding, though it will accept exceptionally lush ornamental plantings locally, such as at botanical gardens and large estates. Birds were apparently formerly resident year-round at Mt. Washington (J. Donahue) but not in recent years, when they have only occurred in winter (P. Jordan, J. Jones). They are also resident at Debs Park (10+ pr., DSC), and because they are somewhat migratory, they could become reestablished elsewhere following restoration.

California Towhee: Found at all seven sites and in strong numbers (the following are rough estimates): Elephant Hill (20+ pr.), Mt. Olympus (15 pr.), Paradise Hill (10 pr.), Maricopa (12 pr.), Sea View (2 pr.), Moss (3 pr.), and El Rosa (4 pr.). This adaptable species is absent from only the most urbanized environs in the Los Angeles area, and may be very common in small habitat patches, including brushy hillsides within neighborhoods, powerline rights-of way, and heavily-landscaped parks.

Bullock's Oriole: Two pairs were in a eucalyptus grove adjacent to Flora Dr. at Paradise Hill (with Cassin's Kingbirds) and possibly one pair at Mt. Olympus (Radio Hill) were the only ones recorded. This species requires tall, broad-leaved trees for nesting, often adjacent to open grassland or lawns, and has adapted locally to older eucalyptus groves.

Brown-headed Cowbird: A begging juvenile was at the Loma Lada section of Maricopa on 16 June (flew off-site; host species unknown) was the sole indication of breeding; singles were at Elephant Hill (18 July, JF) and Moss (May and July) but may not have been breeding.

Several common (in the hills surrounding Los Angeles, such as at Griffith Park), wildland-preferring nesting species were not recorded during these surveys - California Quail, Song Sparrow, and Common Yellowthroat - a testament to both the high degree of isolation of the native habitat here, as well as to the ongoing degradation of that which remains. These three species prefer riparian or brushy canyon-bottom sites (a situation rare in the hills), and none is present as a nester in Debs Park or elsewhere in the study area. The Song Sparrow and yellowthroat are resident along the Los Angeles River nearby, and quail apparently formerly occurred in the hills, but have been extirpated for several decades with only sporadic recent sightings (J. Donahue, unpubl. data).

Only a handful of visits were made during the winter season during this study, which ends for many species by mid-March when birds start leaving wintering grounds to begin establishing nesting territories. However, three species were found at four or more sites during the March visits and were likely wintering: Hermit Thrush, Yellow-rumped Warbler and White-crowned Sparrow. Of course, additional visits from October through February would reveal additional wintering species, and maybe even new locations for the breeding species detected. Because the surveys coincided with spring migration, several species were detected only as transients through the study area, with Orange-crowned Warbler, Wilson's Warbler, Black-headed Grosbeak and Lazuli Bunting - among the most common migrants in the region - detected at four or more sites during April and May. Additional visits during fall migration (early August through September) would also add more species.

Mammals

Evidence of just four native mammals was obtained during this study: coyote *Canis latrans*, desert cottontail (rabbit) *Sylvilagus audubonii*, Botta's Pocket-gopher *Thomomys bottae* and California ground-squirrel *Spermophilus beecheyi*. Rabbits were detected only at the two largest parcels, Elephant Hill and Mt. Olympus (uncommon; 1-2/day), and while the coyote is undoubtedly more widespread and probably occurs at least occasionally in all the parcels, it

was only found in the eastern sites (Elephant Hill, Mt. Olympus and Paradise) and not on Mt. Washington. Rabbits were apparently more widespread in years past (J. Donahue), with recent aggressive brush-clearing activity driving them out of the Mt. Washington parcels and possibly from Paradise Hill as well. Gopher diggings were observed at El Rosa in May but were probably overlooked (and present) at all the sites. Evidence of California ground-squirrel was found on all sites (in the form of recent burrows), though live animals were observed at four of the seven sites, (Elephant, Mt. Olympus, Paradise and Maricopa. In addition, the non-native eastern fox squirrel *Sciurus niger* was detected at El Rosa, Moss and Paradise, which are the most urban sites, and two separate housecats *Felis domesticus* were observed at El Rosa.

Based on pitfall trapping at Debs Park (2000-2001) and on information provided by local homeowners (esp. Julian Donahue and Patricia Jordan of Mt. Washington), additional native mammals believed resident in the vicinity of the study area include Striped skunk *Mephitis mephitica*, Western harvest-mouse *Reithrodontomys megalotis*, Raccoon *Procyon lotor*, Broad-footed Mole *Scapanus latimanus* and several bats. Mule deer *Odocoileus hemionus* has been seen very rarely, with about two sightings per decade (similar to quail).

Reptiles and amphibians

With so few reptile and amphibian (collectively known as "herptiles") species left in urbanized portions of the Los Angeles Basin, this is a difficult group to use as a measure of ecological integrity. Nonetheless, the presence of even one species of nocturnal and burrowing reptiles species and any amphibian can indicate a low level of soil disturbance and edge effects such as night lighting, housecat predation, etc. The herpetofauna of the study area was predictably depauperate, not surprising given the history of isolation of these patches from larger areas of habitat such as the Verdugo Hills and the Santa Monica Mountains (most herptiles are unable to move over large distances), and the frequency of soil disturbance from weed-control practices such as discing. This study confirmed that the these patches are overwhelmingly dominated by a single species, the western fence-lizard *Sceloporus occidentalis*, easily recorded at every site.

Southern alligator-lizard *Elgaria multicarinata* was detected in small numbers at three sites (Moss, Paradise, Elephant) and probably occurs on every site. One snake, the gopher snake *Pituophis catenifer* was found at a single site (El Rosa) but is undoubtedly more widespread (fairly common at Debs Park, for example), and conversations with locals indicated that they are the most frequently-recorded snakes (note: these are often called "garter snake" or "garden snake" colloquially in southern California). Only a single amphibian, the black-bellied slender-salamander *Batrachoseps nigriventris* was encountered, detected adjacent to the study area near the north Elephant Hill site (patch along Peterson Ave.). This tiny salamander may be slightly more widespread, particularly where downed wood and leaf litter provide a cool microclimate.

In addition to these, herptiles known from the study area include:

Pacific slender-salamander *Batrachoseps major* known from a single specimen from Mt. Washington (1976) and four undated - but probably historical - specimens from "Highland Park" (from: www.herpnet.org).

Western Toad *Bufo boreas*: Single adult captured at Debs Park in April 2000 (D.S. Cooper/USGS, unpubl. data); may occur somewhere in study area near permanent water, such as a backyard pond. Observed "1940s or 1950s" at Mt. Washington by local resident (*vide* J. Donahue). This toad persists along the Los Angeles River through Glassell Park (e.g., several observed at constructed wetland at Taylor Yards, spring 2008, D.S. Cooper).

Western skink *Eumeces skiltonianus*: Several captured in pitfall traps in Debs Park during 2000-2001 (D.S. Cooper/USGS, unpubl. data); may occur in undisturbed soils, at least at Elephant Hill and/or Mt. Olympus.

California kingsnake *Lampropeltis getulus*: Specimen from Mt. Washington (1979; www.herpnet.org); recent sightings at Mt. Washington (J. Donahue) and at Debs Park (J. Chapman); may occur at least at Elephant Hill and/or Mt. Olympus.

Ringneck snake *Diadophis punctatus*: Two specimens from Mt. Washington (1982, 2000; from www.herpnet.org). Several captured at Debs Park during pitfall trapping (2000-2001), where apparently fairly common in walnut woodland. A local resident near the Sea View site (vic. Division St. and Cleland Rd.) reported (to DSC) seeing a "rosy boa" in recent years on her street. Since the rosy boa *Lichanura trivirgata* does not occur in the central Los Angeles Basin, it was likely this species, which is bright pink on the underside and is not well known to the general public.

California legless-lizard *Aniella pulchra*: Recently discovered (June 2008) at Mt. Washington along Burdell Dr. vic. Elyria Cyn. (J. Donahue); may occur elsewhere, particularly in loose soil such as the southern portion of Mt. Olympus or Paradise Hill.

Western rattlesnake *Crotalus viridis*: Reported (to DSC) by a L.A. Dept. of Street Services employee as occurring at Elephant Hill (remains found following discing) "within the past year". No specimen or photograph exists for the study area, and confirmation is desirable, as confusion with much more common gopher snake is common.

Butterflies

Butterflies appear to be particularly good indicators of overall ecological health, with many species requiring large blocks of native habitat and a robust native forb/wildflower community. Unfortunately, the Los Angeles Basin has seen major declines in butterfly diversity, to the point where virtually all species present are widespread, urban-adapted ones (called "garden species" by Mattoni 1994). Thirty species of butterflies have been recorded from Mt. Washington in recent decades (J. Donahue, unpubl. data; D.S. Cooper, unpubl. data), the majority of which are garden species, with the following exceptions (abundance notes from J. Donahue):

Pterourus eurymedon Pale Swallowtail "occasional"
Anthocharis sara Sara Orangetip "early February; rare"
Nathalis iole Dainty Sulphur "occasional migrant"
Atlides halesus Great Purple Hairstreak "1 found dead in Elyria Canyon"
Brephidium exile Western Pygmy-blue
Adelpha bredowii californica California Sister "Rainbow Cyn., 10/31/98"
Heliopetes ericetorum Northern White-skipper "sight record, Aug. 1998"

Ochlodes sylvanoides Woodland Skipper "common in summer"
Lerodea eufala Eufala Skipper "Mt. Wash. Dr., 9/6/98"

In addition to these, the Acmon Blue *Plebejus acmon* was found at Elyria Canyon in 2000 (10+ on 25 July 2000, D.S. Cooper, unpubl. data) and has been observed at Debs Park, where it was found to be locally common in summer and early fall during the late 1990s and early 2000s (*Ibid*).

During this study, the only non-garden butterfly species encountered were Western Pygmy-blue (El Rosa, Moss, Maricopa, and Mt. Olympus) and Acmon Blue (Elephant Hill; 2 on 22 June 2008). A "white skipper sp." (likely *Heliopetes ericetorum*) was observed incidentally by J. Feenstra (July 2008) at the Moss and Maricopa sites, but given its rarity in the area and lack of a photograph or a positive identification, this is not considered a valid record.

The pygmy-blue feeds almost exclusively on plants in the Chenopodiaceae family, which include many weedy plants in the region, including non-native Russian thistle. The Acmon Blue is the only species found that is dependent on native species in our region (Heath 2004), requiring coast buckwheat for nectaring. Not surprisingly, it was found only at northern Elephant Hill (vic. South Pasadena), which supports the only extensive occurrence of this plant in the study area.

Land Use

These parcels are among the most disturbed and impacted open space areas in the Los Angeles region, mainly owing to fire-prevention activity. A variety of factors are impacting the ecology of these parcels, described in detail below.

Weed abatement/"Brush clearance"

Over the past 5-10 years, Los Angeles County has increased enforcement of brush-clearance standards, now requiring 200 feet of "defensible space" around any structure. Individual homeowners are responsible for clearing "brush" (often locally-rare, native coastal sage scrub and walnut woodland) around their houses or face fines, and the City of Los Angeles (through the Dept. of Street Services) conducts annual brush-clearing activities on large parcels of open space, including several of the largest habitat patches in the study area.

Discing

Discing is a practice common in agricultural areas to break down soil and clear weeds following harvest or preceding planting. It relies on a tractor pulling a plough fitted with a row of rolling steel discs designed to cut through soil (Fig. 11), and is used to clear firebreaks on grassy hillsides around houses. In the study area, it is employed on nearly any hill, slope or ridge where it is possible to take a tractor. The result is that every spring, much of the habitat within the study area is basically plowed-under, leaving it extremely vulnerable to invasion by non-native annual weeds (esp. mustards, wild radish, and thistles). These plants out-compete native, perennial plants, and since they dry out by mid-spring (usually May), they are extremely quick to ignite and burn. Thus, discing becomes a circular exercise in clearing fire-prone vegetation and encouraging it to regenerate every year. Obviously, the impacts to wildlife are also severe, since this decreases both the density and diversity of bird, mammal, reptile and macro-invertebrate prey, and constricts the amount of native habitat year after year.



Fig. 11. Equipment used for discing at south Elephant Hill, a tractor towing a row of steel wheels (discs) (May 2008).



Fig. 12. View of recently-disced slope, southwestern corner of Elephant Hill. Green vegetation is of (now-) isolated stands of southern California black walnut *Juglans californica*, left vulnerable to non-native weeds (May 2008).



Fig. 13. Resultant non-native species which invade disced slopes (after one year of regrowth). Visible are black mustard *Brassica nigra* (yellow flowers), wild radish *Raphus sativa* (white flowers), and thickets of tree-tobacco *Nicotiana glauca* and castor bean *Ricinus communis* in the background (southeast Elephant Hill, March 2008).



Fig. 14. North end of Thomas St. (southern edge of Mt. Olympus) looking west, showing conditions in early May 2008. Visible plants include native deerweed *Lotus scoparius* and bur ragweed *Ambrosia acanthicarpa*; dried grasses are mainly non-native wild oats *Avena fatua*, but sandy, well-drained soil apparently permits natives to invade and persist.



Fig. 15. Same area following discing in early June (2008).



Fig. 16. Roadcut at end of Thomas St. (Mt. Olympus), early May 2008. Visible plants (natives) include the buckwheat *Eriogonum elongatum*, deerweed *Lotus scoparius*, and cliff-aster *Malacothrix saxatilis*.



Fig. 17. Same roadcut following discing, early June 2008.

Hand-clearing

Weed-abatement may also be done by hand, using electric or gas-powered "weed-whippers", hand tools, and other methods. This is especially common on very steep slopes and in small areas, such as a buffer around a single house. In comparison to discing, hand-clearing is not as drastic, as it retains soil integrity and doesn't affect the roots of individual plants. For native annual species such as wildflowers, hand-clearing in early spring can allow these to out-compete non-native weeds; however, most fire-clearing is done in late spring, after the plants have set seed. Of course, hand-clearing still affects birds and small animals by removing cover and potentially destroying nests and young.



Fig. 18. Hand-cleared area of Paradise Hill along Forest Park Dr. Native shrubs cut (at ground level) are regenerating, visible as green patches above the road, mainly poison-oak, with a single toyon (at right, above sign).



Fig. 19. Worker clearing a near-vertical slope using hand tools at Moss site (red arrow), apparently well outside the required 200' buffer from the house upslope. This particular worker cleared a large percentage of the remaining coastal sage scrub community at Moss during my brief visit (July 2008).



Fig. 20. Hand-cleared understory of coastal sage scrub showing "limbing", southern end of Maricopa site (end of Loma Lada Dr.). This type of clearing retains large, woody shrubs, but removes the entire understory, including lower branches, and allows for invasion of non-native weeds. This area was extremely dense with a solid thicket of native shrubs during the late 1990s (pers. obs.); today remaining native plants include scattered toyon, lemonadeberry and laurel sumac (July 2008)

Herbicide

As a weed-abatement technique, herbicide spraying is not common within the study area. However, it does occur around individual properties, as shown in Fig. 21. This was especially evident adjacent to houses along the northwest edge of the Maricopa site at the end of Haverhill, and possibly at Sea View. Obviously, this treatment can have long-lasting effects on the natural community, though it may be preferable to discing, since the soil surface is not structurally disturbed.



Fig. 21. Section of "Kite Hill" (southeastern slope of Mt. Washington, view west toward Griffith Park) showing apparent herbicide treatment in early spring (March 2008).

House construction

Residential home development is also taking its toll on the vegetation and ecology of the parcels in the study area, with more homes encroaching on and encircling the open space each month (Fig. 22). Because the only buildable land which remains is so steep, the slopes below the new homes are often left denuded and vulnerable to runoff and gully-formation, as well as to invasion by non-native weeds (esp. Russian thistle). Areas adjacent to development are invariably used as dumping areas for construction and landscaping materials, including plaster, insulation, and green waste (tree clippings). Of course, additional houses result in more brush-clearance, so development has both direct and indirect effects on the ecology of these parcels.

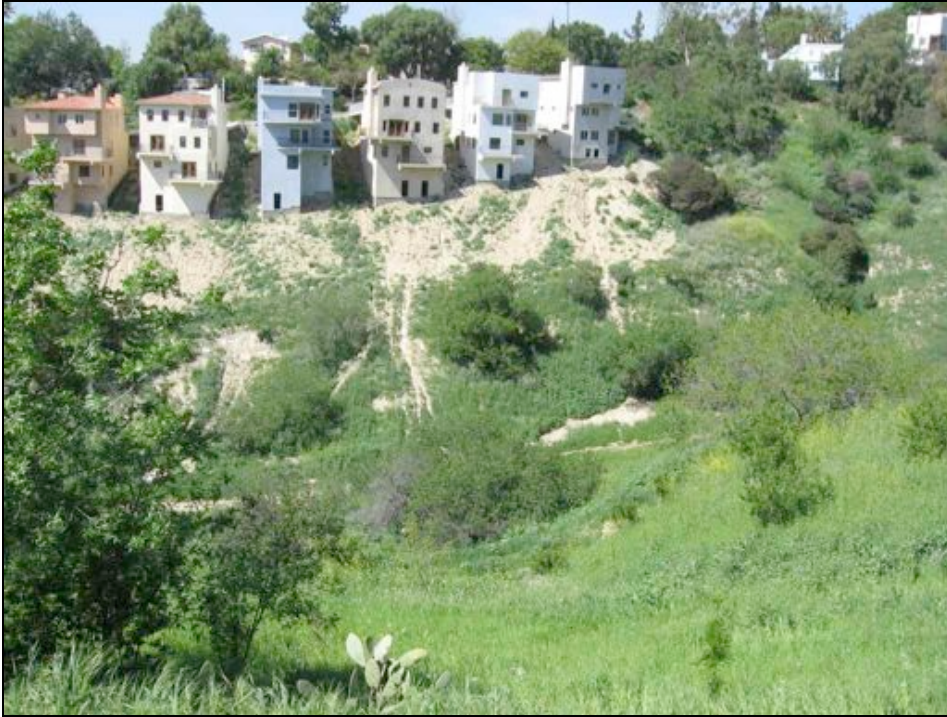


Fig. 22. Severe erosion below new houses, Moss site. Remnant coastal sage scrub plants are visible at upper right (incl. laurel sumac), and likely extended across slope below houses. Larger plants in foreground are California black walnut (Mar. 2008).

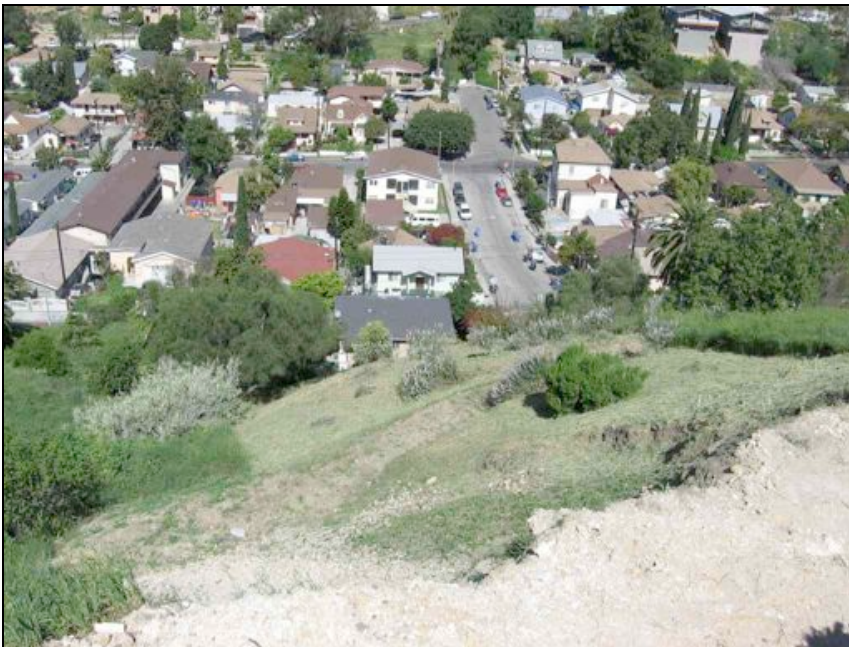


Fig. 23. Excavation for a new home, and evidence of hand-clearing within patch of locally-rare bush-lupine (several plants in bloom at center); intersection of E. Ave. 28 and Montecito St. is in background (view west, Mar. 2008).

Planting/gardening

Fortunately, these open space fragments have generally been spared deliberate planting by neighbors, and both irrigation and excess water is rare (this can alter the insect and vertebrate community by introducing Argentine ants *Linepithema humile*). However, two obviously landscaped areas were encountered, one adjacent to Maricopa at the end of Loma Lada Dr. (Fig. 24), and another along the main trail at Sea View. The Maricopa planting consists mainly of oaks with drip irrigation and a thick layer of woodchips, which have encouraged the establishment of several invasive, non-native species such as Chinese tree-of-heaven. The Sea View site was planted with non-native cultivars (*vide* L. Kampe). While the Sea View planting was installed in a mainly ruderal part of the site, the Maricopa planting was placed atop the main coastal sage scrub patch, apparently in an effort to replace the scrub with oak woodland.



Fig. 24. Oak tree planting at Maricopa. Note relict California sunflower (lower left) and non-native Chinese tree-of-heaven (upper left).

Site detail

Attributes of all sites are described below. Of the seven sites, Elephant Hill and Mt. Olympus are the clear "winners" in terms of species richness and unique plant species present (see Appendix), probably because of their large size. Of the smaller sites, Maricopa stands out for its bird and plant species richness and its wildland-preferring birds. Moss and Sea View, among the smallest sites, had the lowest species richness overall, the fewest wildland-preferring birds, and the fewest unique plant species. See Appendix for a numerical summary.

Elephant Hill

A "bio-polar" site, the northern portion (north of E. Kendall Ave., surrounded by South Pasadena) supporting arguably the most intact examples of scrub and woodland habitat in the entire study area. This includes the northwestern slopes along Harriman Ave./Peterson Ave.; western slopes between Hanscom Dr. and E. Kendall Ave.; as well as the east-facing slope adjacent to Illinois Dr., and even disjunct parcels within the adjacent residential area to the north. Unfortunately, the southern section of Elephant Hill (City of Los Angeles) is highly-impacted, mainly from annual discing. Still, it has high potential for restoration, provided discing can be replaced by hand-clearing (where necessary), allowing for the recovery of the walnut woodland and scrub communities here.

For wildlife, bird species richness, including breeding birds, was about average; however, with seven wildland-dependent bird species, Elephant Hill was tied for first place (with Maricopa). Three wildland-dependent bird species were found *only* at Elephant Hill, including Western Screech-owl (juvenile found dead on 18 July), Wrentit (breeding likely) and Spotted Towhee (up to 8 pr.). All native mammals found during the survey (coyote, California ground-squirrel and Audubon's cottontail) were present at Elephant Hill. The only amphibian found during the survey, black-bellied slender-salamander, was found adjacent to Elephant Hill (open space relict along Peterson Ave.) and almost certainly occurs in the northern section of Elephant Hill. Finally, the only "non-garden" butterfly species detected during the study, the Acmon Blue, was encountered only at Elephant Hill (northern section, east of Illinois Dr.).

Native plant diversity of Elephant Hill was the highest of any site (46 spp.), with an additional five species found at a disjunct habitat patch between houses adjacent to the site (along Peterson Ave.) and may also be present somewhere on the Elephant Hill parcel itself. Elephant Hill had 14 plant species known from just one site in the study area (see Appendix), with all but one restricted to this northern section (*Verbena lasiostachys* was found in the southern section, along the dirt extension of E. Kendall Ave.).

Threats to the northern section include the (ornamental?) planting of non-native rosemary *Rosemarinus officinalis*, rockrose *Cistus* sp. and others along a ridge toward the northern end of this parcel, east of Illinois Dr. Non-native species, including Chinese tree-of-heaven, are a major problem in the gully adjacent to E. Kendall Ave.



Fig. 25. Contrast between northern portion of Elephant Hill (foreground), including that within the city of South Pasadena, and southern portion (background), showing extensive discing within the city of Los Angeles. Plants in the foreground include toyon, southern California black walnut, Mexican elderberry, coast buckwheat (flowering in foreground), and California sagebrush (view south from slope e. of Illinois Dr., July 2008).

Mt. Olympus

The largest, and perhaps most complex site in the study area, Mt. Olympus is a series of three north-south-trending ridges with a large, heavily-landscaped radio-tower complex at the northern end, and several small in-holdings (private houses) elsewhere. Dirt roads along the tops of ridges provide access. Except for the steepest slopes, the entire site away from the northern slope is apparently disced every year, resulting in a weedy plant community of mustards, wild radish, and other non-natives. In addition, a large bulldozer track is maintained from the highest point west of the radio tower, north to the base of the hill (at Berenice Ave.). However, intact oak walnut woodland covers the entire northwestern slope, and within this woodland, several seeps persist, particularly adjacent to E. Ave. 33.

Elsewhere on the property, relict coastal sage scrub fragments are scattered throughout, mainly on slopes, but occasionally reaching ridgetops. Important sites for scrub species include the slopes along the street ends coming up from the south (E. Ave. 33, E. Ave. 28) and the slope just east of Radio Hill. A patch of bush-lupine occurs on a west-facing slope a few hundred meters north of the end of Thomas St. (currently being impacted for a new house). The planted trees within the radio tower complex (including pines and eucalyptus) and clumps of large eucalyptus along the northwestern slope provide limited habitat for

nesting birds (Red-tailed Hawk, Bullock's Oriole). Unfortunately, most of this woodland is highly-impacted by freeway noise (from the Arroyo Seco Parkway/110 "Pasadena" Fwy.), making bird surveys difficult; similar habitat just uphill from E. Ave. 33 is much quieter, but almost impossible to access due to the steepness of the slope and dense vegetation.

The wildlife community was found to be relatively intact. All three native mammals were found here (coyote, cottontail, ground-squirrel). We found the second-highest total number of bird species of the seven sites (37 spp.), and it tied Maricopa for the highest number of potentially-nesting species (22 spp.). Of the wildland-dependent species, Mt. Olympus was the only site where Rufous-crowned Sparrow *Aimophila ruficeps canescens* was recorded, with two individuals singing along a ridgetop near the center of the site. This sparrow is considered a "Special Animal" by the California Dept. of Fish and Game, and was formerly a Bird Species of Special Concern. For other wildland bird species, Mt. Olympus generally trailed only Elephant Hill in the number of pairs present. The discovery of a singing California Thrasher during reptile surveys in late July suggests that with restoration, more scrub-obligate bird species could (re-)establish populations at this site, particularly given its proximity to the more intact community at Debs Park. Though winter surveys were brief (March only), an American Kestrel *Falco sparverius* here on 09 Mar. was the only individual encountered during the study (aside from a migrant in late July) and may have wintered here; this species has become scarce in the Los Angeles area, and is somewhat dependent on large grassy areas for foraging. One of the non-garden butterfly species, the western pygmy-blue, was found here (one on 15 July, JF), but the buckwheat-obligate acmon blue was not.

Owing to its large size, Mt. Olympus was found to support the second-highest number of native plant species in the study area (40 spp.), including four that were not encountered elsewhere: soap lily *Chlorogonum pomeridianum*, white everlasting *Pseudognaphalium canescens*, truncate lupine *Lupinus truncatus*, and purple sanicle *Sanicula bipinnatifida* (though soap lily and purple sanicle were also found adjacent to Elephant Hill; see above). The soap lily and the sanicle were both found on the northwestern slope of the site, and the white everlasting and the lupine were in sandy soil at the south-central section at the north end of Thomas St. (the site destroyed by discing). The dense walnut woodland along the northwestern slope supported several locally-uncommon plant species, including farewell-to-spring *Clarkia cylindrica*, miner's lettuce *Claytonia* sp., sticky monkeyflower *Mimulus aurantiacus* and blue fiesta-flower *Pholistoma aureum*.

The sandy coastal sage scrub site at the north end of Thomas also supported (at least prior to discing in May 2008) elongate buckwheat *Eriogonum elongatum* and *Ambrosia acanthicarpa*; just north of this scrub patch, the patch of bush-lupine also supported coast goldenbush *Isocoma menziesii* (otherwise found only on the west slope of Paradise Hill). Elsewhere, small patches of scrub on steep, eroding soils in this parcel held the unique mat-forming form of coast buckwheat *Eriogonum fasciculatum* as well as wishbone bush *Mirabilis laevis*.

Paradise Hill

Probably the biggest surprise of the survey, this small, steep ridge appears highly-degraded from a distance, since nearly the entire site, including the ridgetop and most of the western slope, is disced every year, and the walnut woodland at the north end is sparse, invaded by exotic trees, and highly-degraded. However, a closer investigation revealed important relict habitats, including a surprisingly intact coastal sage scrub community along the southeastern

edge (along Forest Park Dr., from vic. Commodore St. south). Another remnant scrub patch was located in a small, west-draining gully east of Eva Terrace. Walnut woodland fragments were on east-facing slopes along Forest Park/Paradise Dr., on west-facing slopes east of Eva Terrace, and at the far northern end of the site (between Rolle St. and Telluride St.). However, this woodland is degraded, with virtually no native understory plants present. One non-native habitat feature deserves mention, a grove of mature eucalyptus trees east of Eva Terrace on the eastern base of the site. These trees, though non-native, support likely-breeding Cassin's Kingbird and Bullock's Oriole, both somewhat scarce in the study area, and could host nesting raptors.

The wildlife community of Paradise Hill was found to be missing even common scrub and woodland species such as Nuttall's Woodpecker, House Wren and Bewick's Wren. However, evidence of coyote was found, and though cottontail is apparently extirpated, California Ground-squirrel is thriving here. Two alligator-lizards were discovered in July (JF), which is encouraging since it documents the presence of at least one reptile species other than the western fence-lizard.

The vegetation of Paradise Hill was surprisingly rich given its level of degradation, with 28 native species including two not encountered elsewhere on the sites surveyed, squawbush *Rhus trilobata* and Caterpillar phacelia *Phacelia cicutaria* (incl. the rare *P. cicutaria* var. *hubbii*). Both these plants were found on the southeastern slope along Forest Park Dr., within areas of other scrub species, notably *Eriogonum elongatum* and *E. fasciculatum*, white sage, and large thickets of poison-oak (Fig. 26). A small number of bush-lupine was found in the western gully vic. Eva Terrace. While the Forest Park scrub patch is impacted by weed-abatement clearing, at least this year (2008) it was apparently done by hand, which had the effect of removing the thick growth of mustards and grasses and leaving the native species pruned, but intact. Counter-intuitively, this may have had a beneficial effect on the natives by enabling them to continue to grow without competition from the weeds; this phenomenon should be investigated as a potential restoration technique in the area if these parcels are obtained as habitat reserves.



Fig. 26. Relict vegetation on western slope of Paradise Hill above Eva Terrace. Note relict California sunflower *Encelia californica* on south-facing slope (white arrow). Larger plants are Mexican elderberry and black walnut. This gully is apparently hand-cleared and not disced, which allows for these plants to survive.

Sea View

The Sea View site basically includes a steep, south- and west-facing slope along Division St. in Mt. Washington. The vegetation is mainly degraded walnut woodland with most of the native understory lost, and with small patches of coastal sage scrub above Ganymede Dr. at Primavera Ave. (mainly laurel sumac and black sage) and along Ganymede on either side of Cleland. Otherwise, aggressive weed-abatement treatments, including disking, hand-clearing and possibly also herbicide treatment, have seriously degraded the woodland habitat here.

Sea View was found to support a rather low bird diversity, including the lowest number of nesting species (14 spp.) and wildland-obligate nesting species (3 spp.) of the seven sites. The wildland bird species which are present (Nuttall's Woodpecker, House Wren, California Towhee) are all common in surrounding residential habitat. Sea View had just one reptile, western fence-lizard, and just a single butterfly species was observed, the ubiquitous cabbage white *Pieris rapae*.

Floristically, Sea View had a low number of native plants (22 taxa, roughly half that of Elephant Hill/Mt. Olympus), and all taxa present were found on other sites. Only a small area of walnut woodland was found to have a native understory (blue fiesta-flower *Pholistoma aureum*), at the northern end of Ganymede Dr. (just south of Cleland) and in another small

patch (only a few square meters) of shady woodland adjacent to backyards near the end of Sea View Ln. at the top of the site. Interestingly, this upper woodland area held some of the only coast live oak *Quercus agrifolia* in the "Walnut Canyon" sites, but these were in adjacent backyards and may have been planted.

The southern of the two scrub patches, near Ganymede and Primavera, supported a surprisingly intact community of sumacs and sages, as well as the (locally) scarce annual whispering-bells *Emmenanthe penduliflora*, despite the fact that it is currently being impacted by adjacent house construction (see Fig. 27). The northern sage scrub patch, vic. Cleland, is also rather diverse, extending across several streets to the north (Jessica Dr., Bend Dr.), though recent house construction (and vegetation clearing for new construction and fire-abatement) is quickly degrading this habitat too. [as a note, the slopes along Bend Dr. supported the only other population of *Phacelia cicutaria* var. *hubbyi* in the study area, and that along Cleland/north Ganymede supported the unique, mat-forming coast buckwheat, as well as the only populations of farewell-to-spring *Clarkia cylindrica* and white sage *Salvia apiana* in the "Walnut Canyon" sites.]



Fig. 27. New home construction adjacent to largest intact habitat patch at Sea View, near Ganymede Dr. and Primavera Ave.

Maricopa

Essentially the mirror-image of Sea View across Division St., Maricopa is a large, complex site with numerous access points. The northern end of the patch accessed at the end of Haverhill Dr. features northeast-facing slopes dominated by walnut-oak woodland, while

coastal sage scrub dominates the southern end, south to Loma Lada Dr. The center of the site, below (east of) Maricopa Dr. is reached via a dirt road (labeled "Primavera Walk" on maps) features a mix of these habitats, as well as several in-holdings (private homes).

Maricopa supported the highest bird diversity of all the sites surveyed (40 spp.), and tied Mt. Olympus for the number of potentially-nesting species (22 spp.). For wildland-obligate species, Maricopa tied Elephant Hill for the highest number (7), and supports a small population of California Thrasher, one of just two known populations on Mt. Washington (another is along Mt. Washington Dr. near Highland Park). In the bizarre-but-true category, a female Mallard *Anas platyrhynchos* was flushed off a nest full of eggs adjacent to a backyard near the end of Loma Lada Dr., and was probably using a swimming pool nearby, a scenario that has occurred at least once before here (per P. Jordan). One of the two non-garden butterflies was detected, the western pygmy-blue (five on 14 July, JF), and because the coastal sage scrub at the site is very extensive relative to most of the other sites (with the exception of Elephant Hill), if species like the acmon blue were to occur at one of the Walnut Canyon parcels, it would likely be this one.

Compared to the other seven sites, Maricopa supports an average number of native plants for the entire study area (31 taxa), but a much higher diversity than the other "Walnut Canyon" sites nearby. Three taxa were unique to this site, all in scrub at the end of Loma Lada Dr.: sun-cups *Camissonia bistorta/micrantha*, two-toned everlasting *Pseudognaphalium bionettii*, and desert wild grape *Vitis girdiana*. Both the walnut woodland and the coastal sage scrub appeared to be in good shape during the early spring visits, with several native wildflowers/annual forbs present, including California evening-primrose *Camissonia californica*, *Emmenanthe penduliflora*, California everlasting *Pseudognaphalium californicum*, *Mimulus aurantiacus*, and *Phacelia longipes*. However, brush-clearing in May and June had major effects on this community as well, removing a large amount of the "standing crop" of native forbs and small shrubs. The walnut-oak woodland at the site, particularly in the northern portion south of Haverhill Dr., is still in particularly good condition despite its small size and impacts from weed-abatement (including local herbicide spraying, apparently by adjacent residents). Several coast live oaks are present here, along with a lush native understory of blue fiesta-flower *Pholistoma aureum* and, around presumed seeps, giant wildrye *Leymus condensatus* and poison-oak. The only holly-leaved redberry *Rhamnus illicifolia* encountered away from the woodland at north Elephant Hill was found here, a single plant.



Fig. 28. View of Maricopa (from Sea View) showing mosaic of walnut woodland and coastal sage scrub, including patches of black sage (white arrow). Barren patches (at right) may have been treated with herbicide.

Moss

This site is a single, steep-sided canyon that drains southwest along the western shoulder of Mt. Washington, and is accessed from the bottom by Moss Rd., and along the eastern lip by Richardson Dr. Most of the native vegetation is found in the central portion of the canyon bottom, and features disturbed walnut woodland on steep slopes (most dense on the north-facing exposure). Sparse coastal sage scrub (missing several common species, including coast buckwheat) occurs on the steepest portions of the south-facing canyon slope, in near-vertical sedimentary outcrops, and within mats of iceplant *Carpobrotus chilensis*, where presumably protected from brush-clearing. The upper portion of the canyon is almost entirely comprised of annual, non-native mustards and wild radish *Raphanus sativus* (Fig. 29), and the lower portion, though retaining some walnuts, is dominated by weeds as well. There are apparently no seeps here, as indicated by the absence of giant wildrye *Leymus condensatus*. A single in-holding (a house) is located toward the north end of Richardson Dr.

Not surprisingly, wildlife is sparse at Moss, and with only 24 species detected, Moss had the fewest bird species recorded of any site, and the second-lowest number of potentially-breeding species (16, ahead of only Sea View). Only four species of potentially-breeding birds found here are considered wildland-preferring; one of these, the Brown-headed

Cowbird, is a nest predator and is generally considered undesirable, and along with the other three occur commonly in surrounding residential areas. Reptiles present included both western fence-lizard and southern alligator-lizard, but no evidence of coyote or cottontail was found (as was the case with all the Walnut Canyon sites). Encouragingly, a non-garden butterfly, the western pygmy-blue, was found here (two individuals on 11 July, JF), which offers hope that with restoration, others might become (re-)established as well.

Floristically, Moss supports by far the lowest number of native plants (17 taxa; roughly half that of nearby Maricopa), but has one species that was unique to the site, fleabane aster *Erigeron foliosus* (Fig. 30). The persistence of this aster at the site is remarkable, located within a patch of iceplant planted adjacent to houses (along the northeastern corner of site). A small patch of blue fiesta-flower *Pholistoma aureum*, the native walnut woodland understory annual, was encountered beneath a mature walnut adjacent to the house on Richardson Dr., which was surprising considering the otherwise degraded nature of this site. Otherwise, both California coffeeberry *Rhamnus californica* and *Mirabilis laevis* (on steep outcrops) occur here and not elsewhere in the Walnut Canyon sites. Unfortunately, aggressive weed-abatement threatens all these species, as does an (inevitable) future fire, which would further degrade the natural community here.



Fig. 29. Upper canyon at Moss (hand-cleared), showing near-complete absence of native vegetation (July 2008).



Fig. 30. Remnant fleabane aster *Erigeron foliosus* (lavender and yellow flowers) growing out of (and superficially similar to) iceplant, Moss (July 2008).

El Rosa

Located just north of Moss, El Rosa is a steep-sided, southwestern-draining canyon on the west side of Mt. Washington; however, the vegetation community of El Rosa is much more intact, possibly because of a different fire history, less aggressive brush-clearing, and possibly thanks to the presence of seeps or water near the surface (e.g., giant wildrye *Leymus condensatus* is present in several patches, and poison-oak is common). Several access points include El Rosa Dr. and Kinney Circle in the north, and The Paseo and Lavell Dr. in the south. Both The Paseo and Lavell continue as dirt roads through the property, providing good access.

El Rosa was found to support an average number of potentially-nesting bird species, including wildland-preferring ones, but of these, Bewick's Wren seems particularly precarious, with just a single (successfully reproducing) pair found. A pair of Red-tailed Hawks was probably nesting here, in tall eucalyptus in the lower part of the canyon, where we found an active nest of Common Raven, the only nest of this species in the study area. Though alligator-lizard was not found, the only snake detected during the survey, an adult gopher snake, was encountered (injured, possibly by a cat, JF). The only housecats *Felis domesticus* of the study were here (two different individuals), and probably take their toll on the local wildlife.

The vegetation of El Rosa features patches of dense walnut-sumac woodland (dominated by toyon, lemonadeberry and walnuts) along the canyon bottom. Though the overall species richness of the site is low (21 taxa), four additional species were found just outside the northern boundary of the site along El Rosa Dr.. (and still more may occur off the southern boundary), including large patches of bush-lupine *Lupinus longiflorus* and some of the only occurrences of *Eriogonum elongatum*, and California aster *Lessingia filaginifolia* in the Walnut Canyon sites. A large area of coastal sage scrub at the head of the canyon persists down to the floor of the canyon, visible at the hairpin along The Paseo (dirt portion), growing within

mats of iceplant adjacent to the surrounding houses, and even beyond them in vacant lots along Kinney Cir. (Figs. 31, 32). Notable finds here include a substantial population of *Galium angustifolium* (the only occurrence in Walnut Canyon) and the localized *Epilobium canum*, which, as at nearby Moss, was found growing out of iceplant (Fig. 33).



Fig. 31. Impacts to sole occurrence of distinctive, mat-forming coast buckwheat *Eriogonum fasciculatum* at El Rosa (in bloom at center). Note weed-whipped border of road (lower left) and bulldozed path, possibly a firebreak (upper right). Palms (probably *Washingtonia* sp.) at upper right probably originated from dumped green waste from surrounding houses.



Fig. 32. Isolated patch of Palmer's goldenbush *Ericameria palmeri* along Kinney Cir., adjacent to El Rosa patch (Mar. 2008). The only other occurrence of this species found during the surveys was in the northern portion of Elephant Hill.



Fig. 33. Native California fuchsia *Epilobium canum* growing out of mat of non-native iceplant *Carpobrotus chilensis* at El Rosa. Also visible are southern California black walnut *Juglans californica* and *Eriogonum elongatum*.

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Appendix A: Species lists

Table 1. Distribution and breeding status of bird species recorded during survey, March - July 2008. (Codes: FL = Fledgling observed, FY = Feeding young, incl. food-carrying, J = Juvenile bird, M = presumed migrant, ON = Occupied nest, P = present during breeding season, PR = pair, W = presumed wintering bird.)

SPECIES		Elephant Hill	Mt. Olympus	Paradise Hill	Sea View	Maricopa	Moss	El Rosa
Red-tailed Hawk	<i>Buteo jamaicensis</i>	P	ON			PR	P	PR
Cooper's Hawk	<i>Accipiter cooperi</i>					P	P	P
Sharp-shinned Hawk	<i>Accipiter striatus</i>	M/W						
American Kestrel	<i>Falco sparverius</i>		W	M/W				
Mallard	<i>Anas platyrhynchos</i>					ON		
Turkey Vulture	<i>Cathartes aura</i>	M						
Band-tailed Pigeon	<i>Columba fasciata</i>	P				P		PR
Mourning Dove	<i>Zenaidura macroura</i>	P	PR	PR	P	P	PR	P
Rock Pigeon	<i>Columba livia</i>						PR	
Western Screech-Owl	<i>Otus kennicottii</i>	J (dead)						
White-throated Swift	<i>Aeronautes saxatalis</i>		P	PR				
Anna's Hummingbird	<i>Calypte anna</i>	P	P	P	P	P	P	P
Allen's Hummingbird	<i>Selasphorus sasin</i>		P	P	P	P		P
Downy Woodpecker	<i>Picoides pubescens</i>							P
Nuttall's Woodpecker	<i>Picoides nuttallii</i>		P	P	P	P		P
Northern Flicker	<i>Colaptes aura</i>	W	W		W			
Pacific-coast Flycatcher	<i>Empidonax difficilis</i>					M		M
Ash-throated Flycatcher	<i>Myiarchus cinerascens</i>		P	P		P		M
Western Kingbird	<i>Tyrannus verticalis</i>		P					
Cassin's Kingbird	<i>Tyrannus cassini</i>			P				
Black Phoebe	<i>Sayornis nigricans</i>		P	P	P	P	J	
Hutton's Vireo	<i>Vireo huttonii</i>		W					
Warbling Vireo	<i>Vireo gilvus</i>	M			M			
Western Scrub-Jay	<i>Apelocoma californica</i>	P	P	P	P	P	P	P
Common Raven	<i>Corvus corax</i>				P			ON
No. Rough-winged Swallow	<i>Stelgidopteryx serripennis</i>		P	ON				
Cliff Swallow	<i>Petrochelidon pyrrhonota</i>		P			ON		
Bush-tit	<i>Psaltriparus minimus</i>	F	FY	F	P	P	P	
Bewick's Wren	<i>Thryomanes bewickii</i>	PR	J			J		J
House Wren	<i>Troglodytes aedon</i>	PR	P	P	P	P	FY	PR
Mountain Chickadee	<i>Poecile gambellii</i>	W				W		
European Starling	<i>Sturnis vulgaris</i>	P						
Phainopepla	<i>Phainopepla nitens</i>		P			P	P	
Cedar Waxwing	<i>Bombycilla cedrorum</i>	Overhead throughout						

SPECIES		Elephant Hill	Mt. Olympus	Paradise Hill	Sea View	Maricopa	Moss	El Rosa
Ruby-crowned Kinglet	<i>Regulus calendula</i>	W			W	W		
American Robin	<i>Turdus migratorius</i>	W						
Hermit Thrush	<i>Catharus guttatus</i>	W	W		W	W		
Swainson's Thrush	<i>Catharus swainsonii</i>		M			M		M
Wrentit	<i>Chamaea fasciata</i>	PR						
Northern Mockingbird	<i>Mimus polyglottos</i>	P	P	PR	P	P	P	P
California Thrasher	<i>Toxostoma redivivum</i>	P	P			FL		
Orange-crowned Warbler	<i>Vermivora celata</i>	M	M		M	M		M
Nashville Warbler	<i>Vermivora ruficapilla</i>				M	M		
Yellow-rumped Warbler	<i>Dendroica coronata</i>	W	W	W	W	W	W	W
Townsend's Warbler	<i>Dendroica townsendi</i>				W	W		
Black-throated Gray Warbler	<i>Dendroica nigrescens</i>					M		
Hermit Warbler	<i>Dendroica occidentalis</i>				M			
Yellow Warbler	<i>Dendroica petechia</i>		M					
MacGillivray's Warbler	<i>Oporornis tolmiei</i>							M
Wilson's Warbler	<i>Wilsonia pusilla</i>	M	M		M	M	M	M
Spotted Towhee	<i>Pipilo maculatus</i>	P						
California Towhee	<i>Pipilo crissalis</i>	PR	FY	FL	FY	FL	J	FY
Rufous-crowned Sparrow	<i>Aimophila ruficeps</i>		P					
Lincoln's Sparrow	<i>Melospiza lincolni</i>	W				W	W	
White-crowned Sparrow	<i>Zonotrichia leucophrys</i>	W	W	W		W	W	W
Golden-crowned Sparrow	<i>Zonotrichia atricapilla</i>	W				W		
Dark-eyed Junco	<i>Junco hyemalis</i>					W		
Black-headed Grosbeak	<i>Phencticus melanocephalus</i>	M	M	M	M	M	M	M
Blue Grosbeak	<i>Passerina caerulea</i>						M	
Lazuli Bunting	<i>Passerina amoena</i>		M		M	M	M	M
Western Tanager	<i>Piranga ludoviciana</i>		M		M			M
Bullock's Oriole	<i>Icterus bullockii</i>		P	P				
Hooded Oriole	<i>Icterus cucullatus</i>		P	PR		P		P
Brown-headed Cowbird	<i>Molothrus ater</i>	P				P	P	
House Finch	<i>Carpodacus mexicanus</i>	P	P	P	P	P	P	P
Purple Finch	<i>Carpodacus purpurea</i>							
Lesser Goldfinch	<i>Carduelis psaltria</i>	P	ON?	PR	PR	P	P	P
House Sparrow	<i>Passerus domesticus</i>					P		
Nutmeg Mannikin	<i>Lonchura punctulata</i>						P	P
Total (of 69)		33	37	21	27	40	24	30
Potential nesters		17	22	18	14	22	16	18

Table 2. Reptile, amphibian and butterfly species recorded during July 2008*.

SPECIES		Elephant Hill	Mt. Olympus	Paradise Hill	Sea View	Maricopa	Moss	El Rosa
		18 July	15 July	17 July	14 July	14 July	11 July	10 July
Western fence-lizard	<i>Sceloporus occidentalis</i>	11	9	7	2	13	7	10
So. alligator-lizard	<i>Elgaria multicarinata</i>	1 (dead)		2			1	
Gopher snake	<i>Pituophis catenifer</i>							1
Anise swallowtail	<i>Papilio zelicaon</i>							1
Checkered white	<i>Pontia protodice</i>		5	1				1
Cabbage white	<i>Pieris rapae</i>	5	17	2	1		10	1
Sulphur sp.	Fam. Coliadinae		2					
Western pygmy-blue	<i>Brephidium exile</i>		1			5	2	
Marine blue	<i>Leptotes marina</i>	10	2	35				4
Gulf Fritillary	<i>Agraulis vanillae</i>	2	2	2		2		
California buckeye	<i>Junonia coenia</i>							1
Funereal duskywing	<i>Erynnis funeralis</i>	2	3					
Common checkered-skipper	<i>Pyrgus communis</i>						2	
"White skipper" sp.	<i>Heliopetes</i> sp.					1	2	
Fiery skipper	<i>Hylephila phyleus</i>						1	
Skipper sp.	Fam. Hesperinae					5		

* All observations by J. Feenstra except the following: Black-bellied slender-salamander *Batrachoseps nigriventris*, (2 adults) were observed in March 2008 adjacent to the Elephant Hill site, and the Acmon Blue was found at Elephant Hill in July 2008 (DSC; see text).

Table 3. List of readily-identifiable native plant taxa recorded during survey. (Does not include hard-to-identify species including grasses, certain members of the genus *Lotus*, etc. Non-native species were not recorded.)

SPECIES		LOCATION						
		Elephant Hill	Mt. Olympus	Paradise Hill	Sea View	Maricopa	Moss	El Rosa
<i>Ambrosia acanthicarpa</i>	Bur ragweed		X					
<i>Artemisia californica</i>	California sagebrush	X	X	X	X	X		X
<i>Asclepias eriocarpa</i>	Indian milkweed	X				X	X	
<i>Asclepias fascicularis</i>	Narrow-leaved milkweed	X						
<i>Baccharis pilularis</i>	Coyotebush	X	X			X		X
<i>Baccharis salicifolia</i>	Mulefat		X	X	X*			X
<i>Bloomeria crocea</i>	Golden-stars	X						
<i>Calystegia macrostegia</i>	Morning-glory	X	X	X	X	X	X	X
<i>Camissonia bistorta/micrantha</i>	Sun-cups					X		
<i>Camissonia californica</i>	California suncups			X	X*	X		
<i>Chlorogalum pomeridianum</i>	Soap-lily	X*	X					
<i>Clarkia cylindrica</i>	Farewell-to-spring		X		X			
<i>Claytonia</i> sp.	Miner's lettuce	X	X					
<i>Datura wrightii</i>	Jimsonweed	X	X	X				X
<i>Dichelostemma pulchellum</i>	Blue dicks	X						
<i>Emmenanthe penduliflora</i>	Whispering bells				X	X		
<i>Encelia californica</i>	California sunflower	X	X	X	X	X	X	X
<i>Epilobium canum</i>	California fuchsia	X	X	X	X			X
<i>Eremocarpus setigerus</i>	Doveweed	X	X		X			
<i>Ericameria palmeri</i>	Palmer's goldenbush	X						X*
<i>Erigeron foliosus</i>	Fleabane aster	X*					X	
<i>Eriogonum elongatum</i>	Elongate buckwheat		X	X				X
<i>Eriogonum fasciculatum</i>	Coast buckwheat	X	X	X	X	X		X
<i>Eschscholzia californica</i>	California poppy	X*						
<i>Galium angustifolium</i>	Narrow-leaved goldenbush	X*	X	X				X
<i>Heteromeles arbutifolia</i>	Toyon	X	X	X	X	X	X	X
<i>Heterotheca grandiflora</i>	Telegraph-weed		X		X			
<i>Isocoma menziesii</i>	Coast goldenbush		X	X				
<i>Juglans californica</i>	Black walnut	X	X	X	X	X	X	X
<i>Lessingia filaginifolia</i>	California aster		X	X	X*			X
<i>Leymus condensatus</i>	Giant wildrye	X	X	X		X		X
<i>Lotus scoparius</i>	Deerweed	X	X	X	X	X		
<i>Lupinus longiflorus</i>	Bush-lupine		X	X		X		X*
<i>Lupinus succulentus</i>	Arroyo lupine	X	X	X	X	X	X	X
<i>Lupinus truncatus</i>	Collar lupine		X					
<i>Malacothrix saxatilis</i>	Cliff-aster	X	X	X	X	X	X	X
<i>Malosma laurina</i>	Laurel sumac	X	X	X	X	X	X	X
<i>Marah macrocarpus</i>	Wild cucumber	X	X	X	X	X	X	X
<i>Mimulus aurantiacus</i>	Sticky monkeyflower	?	X			X		

SPECIES		LOCATION						
		Elephant Hill	Mt. Olympus	Paradise Hill	Sea View	Maricopa	Moss	El Rosa
<i>Mirabilis laevis</i>	Wishbone bush	X	X				X	X*
<i>Nassella pulchra</i>	Purple needlegrass	X						
<i>Opuntia littoralis</i>	Coast prickly-pear	X						
<i>Phacelia cicutaria</i> var. <i>hubbyi</i>	Caterpillar phacelia			X	X*			
<i>Phacelia distans</i>	Common phacelia	X						
<i>Phacelia longipes</i>	Longstalk phacelia	X				X		
<i>Pholistoma auritum</i>	Blue fiesta-flower	X	X		X	X	X	
<i>Prunus ilicifolia</i>	Holly-leaved cherry	X			X*			
<i>Pseudognaphalium bionettii</i>	Two-toned everlasting					X		
<i>Pseudognaphalium californicum</i>	California everlasting	X				X		
<i>Pseudognaphalium canescens</i>	White everlasting		X					
<i>Quercus agrifolia</i>	Coast live oak	X	X		X*	X		
<i>Quercus</i> x. <i>engelmanni</i>	Engelmann oak (hybrid)	X						
<i>Rhamnus californica</i>	California coffeeberry	X	X	X			X	
<i>Rhamnus ilicifolia</i>	Holly-leaved redberry	X				X		
<i>Rhus integrifolia</i>	Lemonadeberry	X			X	X	X	X
<i>Rhus ovata</i>	Sugar sumac	X						
<i>Rhus trilobata</i>	Squawbush			X				
<i>Ribes speciosum</i>	Fuchsia-flowered gooseberry	X						
<i>Salvia apiana</i>	White sage	X	X	X	X			
<i>Salvia mellifera</i>	Black sage	X	X		X	X	X	X*
<i>Sambucus mexicana</i>	Mexican elderberry	X	X	X	X	X	X	X
<i>Sanicula bipinnatifida</i>	Purple sanicle	X*	X					
<i>Solanum douglasii</i>	White nightshade	X	X		X*	X		
<i>Stephanomeria</i> sp.	Wand-chickory	X		X				
<i>Toxicodendron diversilobum</i>	Poison-oak	X	X	X	X	X	X	X
<i>Trifolium wildenorii</i>	Tomcat clover	X						
<i>Verbena lasiostachys</i>	Common vervain	X						
<i>Vitis girdiana</i>	Desert wild grape					X		
<i>Astraeus hygrometricus</i>	Earthstar (a fungus)	X						
		46	40	28	22	31	17	21

* Indicates individuals found adjacent to site.

Table 4. Comparison of bird and native plant species richness across seven sites.

		LOCATION						
		Elephant Hill	Mt. Olympus	Paradise Hill	Sea View	Maricopa	Moss	El Rosa
Acreage (approx.)		147	122	60	12	20	15	12
Birds (69 species total)								
	Observed at site	33	37	21	27	40	24	30
	Confirmed or likely breeding	17	22	18	14	22	16	18
	Wildland-preferring (and breeding)	7	6	5	3	7	4	5
Native Plants (69 taxa total)								
	Present at site	46	40	28	22	31	17	21
	Add'l taxa on adj. land	5	0	0	7	0	0	4
	Unique taxa	14	5	2	0	3	1	0
Breeding birds + native plants		63	62	46	36	53	33	39

ATTACHMENT 3





From: **Pascal Wever** <p@knittingpixel.com>
Date: Wed, Nov 18, 2015 at 8:53 AM
Subject: Walnut Canyon Development
To: Diana.Kitching@lacity.org
Cc: NELAGREENSPACE@gmail.com

Dear Ms. Kitching,

I have recently learned about the development plan for the Walnut Canyon area in Glassell Park and wanted to appeal to you to take additional steps in evaluating the proposals. I am concerned that all the open and accessible green space in Glassell Park is being transformed into inaccessible lots. They have been a great addition to the character of the neighborhood. I see many people using them on a daily basis.

If possible, please consider creating an alternative proposal, envisioning how Walnut Canyon, as well as the other Glassell Park canyons (El Rosa, Moss, and Barryknoll) could benefit the existing community with access to nature and exercise.

Your consideration is much appreciated.
Best regards // pascal

--

Pascal Wever
p@wever.co
3500 Lavell Dr
Los Angeles, CA 90065
323-451-1975

>

>----- Forwarded message -----

>From: Peter Bedard <peterbedard@yahoo.com>

>Date: Fri, 20 Nov 2015 02:35:03 +0000 (UTC)

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>email: Diana.Kitching@lacity.org

>cc: NELAGreenSpace@gmail.com17 November 2015Ms. Diana Kitching,

>Planning Associate Major Projects & Environmental Analysis Section City

>of Los Angeles, Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012Re: ENV-2015-2354-EIR / Abode at Glassell Park

>ProjectDear Ms. Kitching:I am writing about the Initial Study submitted

>by the Applicant concerning the proposed 32 home development the

>largest proposed development within the Mt. Washington / Glassell Park

>Specific Plan area in 25 years.I am requesting that a full,

>comprehensive EIR for this massive project be considered. In addition,

>I ask that a study be conducted for an alternative outcome that would

>envision this property as parkland, which is the primary interest of

>this community.The NOP presented by the Applicant does recognize some

>Potentially Significant Impacts all of which need to be addressed by

>a full, comprehensive EIR, but there are many items in the draft that

>the Applicant considers as ³Less Than Significant Impact² when they

>should be ³Potentially Significant Impact.²Among the items that need to

>be addressed fully are:GEOLOGICAL STUDY / SOILS There is nothing

>addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.HAZARDS / EMERGENCY RESPONSE / EVACUATION /

>EXPOSURE TO LOSS, INJURY OR DEATH The narrow streets and inadequate

>infrastructure will create a dangerous situation with this large

>increase in density on the hillside.HYRDODOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident¹'s accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.LAND USE AND

>PLANNING This project would have a significant impact on wildlife and

>wildlife corridors on the hillside, the loss of a significant and

>protected California Black Walnut woodland and other native plant

>species. The Applicant is also responsible for the destruction of

>California Black Walnut Trees during this past brush season, which is

>illegal. Habitat Conservation for this property needs to be thoroughly

>studied..POPULATION & HOUSING This is the largest such development

>within the Mt.

>Washington/Glassell Park Specific Plan in 25 years. In addition there
>is other development taking place in surrounding neighborhoods. This
>will have a significant impact on infrastructure and public safety and
>the City needs a holistic approach to development in these
>hillsides.FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased
>density will impact response times and create a danger in emergency
>situations. This has not been adequately studied nor addressed.SCHOOLS
>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. There needs to be a better study
>of this along with the schools mentioned in the plan.PARKS This
>development will significantly impact the neighborhood as residents
>>want to preserve this land as park space. There is NOT A SINGLE
>DESIGNATED PARK in Glassell Park; this is one of the few areas within
>the community where residents can view nature, hike and do nature
>studies. The impact is significant and requires further
>study.WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be
>further studies on the inadequate infrastructure that includes whether
>sewer is actually available or if septic will need to be used for these
>homes.WATER SUPPLIES Between the almost constant water main breaks in
>the City of Los Angeles, the inadequate infrastructure including old
>pipes not designed for this level of density and let us not forget that
>we are in a drought, the addition 32 additional homes needs to be
>thoroughly studied as it could prove enough of a burden due to the
>overall onslaught of home development in the area.As a concerned
>resident, I ask that you require the Applicant to create a full,
>comprehensive EIR that addresses all issues and that you require an
>alternate study to address what the community really wants: to make
>this land into park space and the impacts park space would have.Thank
>you for your time and consideration.Sincerely,Peter Bedard, MA, C.Ht.
>5515 Marmion Way, LA, CA 90042peterbedard@yahoo.com Peter Bedard MA, C.Ht.
>Certified Hypnotherapist, Author, Teacher Cell (323) 384-8433
>CreateYourHealth.com (CYH Teas) ConvergenceHealing.com Buy your copy of
>Convergence Healing HERE

>

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>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

From: **Randi Ragan** <randi@greenblissecospa.com>
Date: Wed, Nov 18, 2015 at 11:06 AM
Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years. The sheer size of this proposed development has potentially devastating consequences for our neighborhood.

As such, I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community. We desperately need open, urban park land in our community rather than more development and more traffic.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied.

Additionally, we are in the unique position of having wildlife still able to hang on to their existence in our hills here, and the concern is that more development will manage to drive them away until none remains. We have regular sightings of bobcats, coyotes, hawks, owls, and other species unique to this particular ecosystem. Losing the black walnut woodland and the wildlife that depends on it would be shameful. We have to be able to have a vision for healthy open space that occasionally overrides the need for more development. It speaks to the kind of community we have the potential to be.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding

neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides. Right now, not a day goes by that I am not within earshot of loud construction noise, massive construction trucks blocking the roads, multiple individual hillside lots formerly lush with trees and vegetation being scraped away, and former views of the San Gabriel Mountain range being wiped out by increasingly larger new homes. It's rare for any of the older homes on our hill to exceed 2000 square feet. Some of these new houses easily exceed 3000 sf. They use the entire lot and have no access to outdoor space included – no decks, no patios. They are, in essence, single family apartment block type structures, completely out of character with the smaller scale, eclectic nature of the homes already here, and for buyers obviously not interested in interacting with the outdoors in any way, shape or form. I realize the city depends on new housing development to boost its tax role, but does it have to come at the expense of current residents?

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. It is outrageous that there is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Randi Ragan
2415 Hines Dr. Los Angeles (Glassell Park) 90065
randi@greenblissecospa.com

>----- Forwarded message -----

>From: Raymond Thompson <RayLT@aol.com>

>Date: Wed, 18 Nov 2015 22:44:57 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>

>18 November 2015

>

>

>

>Ms. Diana Kitching, Planning Associate

>

>Major Projects & Environmental Analysis Section

>

>City of Los Angeles, Department of City Planning

>

>200 N. Spring Street, Room 750

>

>Los Angeles, CA 90012

>

>

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>

>

>Dear Ms. Kitching,

>

> We have lived happily at our current address in Glassell Park for over
>34 years and now are very concerned about the proposed 32 home
>development. It would seriously affect our property, the
>neighborhood's environment and the future of this area. Personally, it
>would mean years of construction noise, the frightening prospect of our
>small street being widened, horribly increased traffic, and the loss of
>serenity of our neighborhood.

>

>Most significantly it would displace and destroy the diverse flora and
>fauna that first drew us to living next to this beautiful and untouched
>canyon. Our first exposure to this area over 34 years ago was hiking
>the many established game trails marveling at the extensive wildlife
>and the beautiful California Black Walnut woodlands that sheltered
>them!

>

>We are requesting that a full, comprehensive EIR for this enormous
>project be undertaken.

>

>We feel that a study should be conducted that would envision this
>property as parkland, which is what our community needs. We must

>protect this land.

>

> Among the items that need to be addressed fully are:

>

> GEOLOGICAL STUDY / SOILS

>

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

> HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY

>OR DEATH

>

> The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside.

>

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>

>There is both geological and longtime resident's accounts of this

>property being used for water and thus it is an aquifer this is

>significant and needs to be studied. Also, the drainage pattern does

>not fully account for the extra hardscape created (homes, retaining

>walls and streets) which would permanently alter the drainage pattern

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>

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>

>This project would have a significant impact on wildlife and wildlife

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>Applicant is also responsible for the destruction of California Black

>Walnut Trees during brush season, which is illegal!

>

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>

>

>

>POPULATION & HOUSING

>

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>Between the almost constant water main breaks, in the City of Los
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>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>
>As concerned residents, we ask that you require the Applicant to create
>a full, comprehensive EIR and that you require an alternate study to
>address what the community really wants: to make this land into park
>space and the impacts that would have.

>
>Please help us KEEP THE PARK IN GLASSELL PARK.

>
>
>
>Thank you for your time and consideration.

>

>

>

>Respectfully,

>

>

>

>

>

>Raymond Thompson and Karen Dale Raoul

>

>

>

>2439 Sundown Drive

>

>Los Angeles CA 90065

>

>323-258-2635

>

>RayLT@aol.com

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>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: richard neil <rnw322@yahoo.com>

>Date: Wed, 18 Nov 2015 23:35:18 +0000 (UTC)

>Subject: Walnut Canyon Development

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>

>17 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

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>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

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>

>Richard Neil Weissbrod
>2415 Hines Dr.Los Angeles, CA 90065
>RNW322@yahoo.com

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Rick Bolton <rick@swimmingduck.com>

>Date: Wed, 18 Nov 2015 17:37:25 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: Greenspace Nela <nelagreenspace@gmail.com>

>

>18 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>Sincerely,

>

>Rick Bolton

>4000 Division St., Los Angeles, CA 90065 rick@swimmingduck.com

>-----

>Rick Bolton

>rick@swimmingduck.com

>310.801.0076

>

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>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

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>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: robert campagna <robertcampagna@hotmail.com>

>Date: Sun, 22 Nov 2015 11:38:10 +0000

>Subject: Long Term Road Stability Concerns -- ENV-2015-2354-EIR

>comments

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: hschpk <hschpk@earthlink.net>, Molly Lynn Taylor

><MollyLynnTaylor@gmail.com>, Marge Piane <margepiane@mac.com>, Brian

>Frobisher <bfrobisher@me.com>, Janis McCarthy <Piper604@aol.com>, Jim

>Kiehl <jekiehl@earthlink.net>, S Lilly <salilly@earthlink.net>, Tony

>Butka <butka2@yahoo.com>, Nancy Cortes <ntoro_lacc@yahoo.com>, Marcie

>Rose <magicalivenow@gmail.com>, Eric Tallman <erictallman500@gmail.com>

>

>Dear Ms. Kitching,

>

>In addition to reiterating all the important concerns raised by Mrs,

>Schpak, I would also like to emphasize the primary concern I have which

>is the ability of the current roads to sustain the traffic from

>oversized construction vehicles that will be utilizing the roads while

>construction commences, but also after construction as there will be

>compounding traffic due to the development from the new inhabitants and

>visitors. Many of these roads were built a very long time ago and not

>structurally designed to handle such a massive urban imposition.

>

>For example, less than 1 miles away on Marguerite St., between Fletcher

>Dr. and Avenue 32, the city is currently undertaking massive road

>repairs because of consistent and ongoing problems such as pot

>holes/sink holes as well as extreme cracks in the street which are not

>only dangerous but costly to the city and subsequently tax payers.

>

>Marguerite Street happens to be a major hub because of the schools

>there so it makes sense that a consistent flow of large buses,

>repair/utility vehicles, and cars from parents dropping and picking up

>would take a toll on such an old road. However, school for children is

>a situation where this is probably a justified reason. Is a massive

>development where streets were not originally designed to handle such

>an influx of traffic also worth this inevitable road trauma?

>

>Therefore, what I propose is that a structural engineer please examine

>this in detail so that if and when the developers are long gone, and

>the houses are sold with families inside, that the roads are able to

>sustain such a burden - so that the city and tax payers will not incur

>expenses that may result from these roads not being able to handle the

>increased tonnage and wear and tear. Thanks in advance for your time.

>

>Sincerely,

>

>Robert Campagna

>GPIA area Rep

>

>

>

>

>--

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>----- Forwarded message -----

>From: Robin Harrington <robin@lemonlimeagency.com>

>Date: Wed, 18 Nov 2015 21:14:01 +0000 (UTC)

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

>

>17 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>Sincerely,
>Robin Harrington3536 The PaseoLos Angeles, CA 90065 ***Please
>consider my sanity before replying to this email***
>
>Robin Harrington
>Phone: 323.662.5100Website: www.lemonlimeagency.comAddress: 7050
>Hollywood Blvd.
>Suite 1100, Los Angeles, CA 90028
>
>
>
>--
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>Please consider the environment before printing this e-mail.

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>----- Forwarded message -----

>From: Ross Vinstein <rbvinstein@gmail.com>

>Date: Thu, 19 Nov 2015 12:49:48 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

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>Ross Vinstein

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>Sent from my iPhone. It's what opposable thumbs were made for.

>

>

>

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>Environmental Analysis € Major Projects City of Los Angeles €

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><http://cityplanning.lacity.org/>

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>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: russellrjensen@gmail.com

>Date: Thu, 19 Nov 2015 17:22:12 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: diana.kitching@lacity.org

>

>19 November 2015

>

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>Major Projects & Environmental Analysis Section City of Los Angeles,

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>200 N. Spring Street, Room 750

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>

>Russell Jensen

>

>Sent from my iPhone

>

>114

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

Hello Diana,

I live on Brilliant Drive in Glassell Park and recently received the notice of the preparation of the Environmental Impact Report.

Besides the obvious noise and air pollution and other concerns, I wanted to express my concern about traffic.

Our hills and canyons are all navigated via extremely narrow curvy and steep roads. From every single direction that the Abode proposed site is reachable, the streets narrow to a degree that only one normal-sized car at a time can pass. As neighbors we pull over every day to let the car coming in the opposite direction pass.

This narrowing to a degree that only one normal-size car can pass is true for Cazador St. anywhere east of Division, as well as Cazador St. south of Brilliant Drive and all the way down to where it hits W. Ave 33. The three tiny streets that would lead to the site directly--Haverhill Dr, Sundown Dr and Brilliant Dr. are all also 1-lane streets. The final route that could provide access to the top of the hill near the site--West Ave 35 to Kinney St. to Lavell Dr. to Cazador--is the most narrow, curvy and precarious of all.

I urge you to include a detailed description of the untenable traffic that would occur in our hills and canyons if this project were to be greenlighted.

I would be happy to host you if you would like to come and check out the streets in our area. Please let me know if you would be willing to see in person what I am trying to describe. And please let me know if there is any other way I can be of service during your preparation of report.

Warmly,
Dr. Sam Rader

--

Samantha Rader, PhD
(323) 243-2417
www.samraderphd.com

>

>----- Forwarded message -----

>From: sarah sprague <sarah.l.sprague@gmail.com>

>Date: Thu, 19 Nov 2015 13:49:46 -0800

>Subject: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Ms. Kitching:

>

>Like most residents in Northeast Los Angeles, I'm concerned about the
>increasingly rapid development that is happening in the area and want
>to make sure the city is holding each project to the high standards not
>only do the citizens of LA expect, but also deserve as written into the
>building and development codes.

>

>Unfortunately, the study as submitted by the applicant for the "Abode
>at Glassell Park Project" seems to come short in several areas, but of
>my greatest concerns:

>

>1) The application does not discuss what the building of 32 new homes
>would do to the stability of the hillsides where there are already
>homes.

>

>2) The strain of additional housing on emergency response vehicles on
>already busy and narrow streets. When I lived in Beachwood Canyon,
>another high-fire risk area, the efforts to even get *one*
>smaller-sized truck assigned to the area was incredibly lengthy and
>difficult, and that was for homes which have been established for more
>than seventy years. I cannot imagine this process will be any faster
>for new development when older communities within the city are still
>trying to get the same needs addressed.

>

>3) The increased strain on schools. The proposed plan says the increase
>of students to the area for 32 homes would be eight students. I'm not
>entirely sure what sort of demographics study went into that number,
>but that doesn't even pass any sort of smell test both for a Northeast
>Los Angeles of the future or even the past. More information on which
>schools will be impacted by these homes with a realistic number of
>students has to be a priority for an already overtaxed school system.

>

>4) Park space. The need for green space is not only important for the
>conservation of wildlife, the mental health of the local residents who
>can see something green or the even the physical health of walking the
>hillsides, they provide important fire breaks between densely populated
>areas. As the state continues its dance with the drought, it is
>important to preserve spaces between the developments for the safety of
>all residents and not put future residents in harm's way.

>
>I am not a developer nor am I city planner, but seeing that the
>application submitted for this project has noted these items as "Less
>Than Significant Impact² when they should be ³Potentially Significant
>Impact" makes me believe that company does not have the neighborhood in
>its best interests, just slapping up more houses and moving on to the
>next project in the next neighborhood they can exploit. But I live here
>and plan on staying here for the next fifty years, so these are my
>concerns for a better community and a better Los Angeles.
>As of such, all I ask of you is that require the applicant behind the
>"Adobe at Glassell Park Project" create a full EIR that addresses not
>only my issues, but the dozens of others that have been brought up by
>my neighbors too, including an alternative study done on the impact of
>park space in Northeast Los Angeles.

>
>Thank you for giving this your time and your thoughtful consideration
>as I know we are all working towards doing our best for our City of Los
>Angeles.

>
>Sincerely,
>
>Sarah L. Sprague, Homeowner

>
>3726 Cazador Street
>
>Los Angeles, CA 90065
>
>323-394-7273

>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>
>Please consider the environment before printing this e-mail.



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

October 30, 2015

Diana Kitching
Department of City Planning, Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
NOV 18 2015
ENVIRONMENTAL
UNIT

**Notice of Preparation of a CEQA Document for the
Adobe at Glassell Park Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is

recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at Jwong1@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

LAC151023-01

Control Number

Dear Ms. Kitching

RECEIVED
CITY OF LOS ANGELES

NOV 25 2015

MAJOR PROJECTS
UNIT

Regarding
Case# ENV-2015-2354-EIR
Project Name Abode at Glassell Park.

I'm writing to you in hopes you will understand how the hills in Glassell Park are very narrow or I should say the streets are narrow. There is already new homes being built in or around Brilliant Drive and New Homes in Barryknoll Canyon. I can see the amount of more cars and traffic going up and down the hills.

My concern of having 32 more homes being developed in Walnut Canyon there will be a crazy amount of more cars.

What happens if there is an emergency and we all have to get out. What happens if emergency vehicles need to get up the narrow streets and

We the residents have to
drive down the narrow streets.

Also there are so many
different species of Birds
that use the canyons.

I wish I had photos to
show you, but the time I
run in to get my camera they
have moved on.

Please Help Us Save Walnut
Canyon from the 32 Home
Development.

Thank You for your Time

Happy Thanks Giving To You
& your Family

Sincerely
Cheryl & David Kiewlich
30 year resident
2431 Sundown Dr.

NOV 25 2015

MAJOR PROJECTS
UNIT

Dear Ms Kitching

Case # ENV-2015-2354-EIR

Project Name - Abode at Glassell Park Project

**Please Help Us Save
Walnut Canyon. Please**

There are many wild animals that live in the open lands behind my home.

There are many different species of Birds, there are Owls, Hawks, Wood Peckers and many other types of Birds with yellow necks and red tails etc.

There is a family of Coyotes that had a least 3 pups this spring. I have seen the pups playing in the open lands behind my house, where do you get to see that, only on TV, all I have to do is walk outside.

My neighbor told me he has seen a Bob Cat WOW!!!

I invite you and your family to come and walk the Canyon and see for yourself the beauty that these open lands have to offer. For Everyone to enjoy and experience.

Bring your Tennis Shoes and see the beauty.

After the rains when all the green grasses come up, it's Pike Green Grass Heaven.

Come knock on my door I'll walk with you.

Happy Thanksgiving To You
And Your Family.

Sincerely

Cheryl & David Kiewlich
2431 Sundown Drive

30 Year Old Resident

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NOV 25 2015

**MAJOR PROJECTS
UNIT**

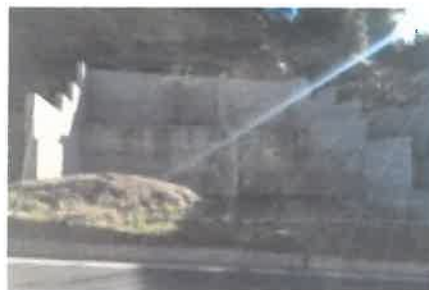
Beatrice James
3929 Brilliant Drive
Los Angeles, CA 90065
November 7, 2015

Diana Kitching
Department of City Planning, Environmental Analysis Section
200 North Spring Street, Room 750
Los Angeles, CA 90012



Property at 3920 Brilliant Drive, Los Angeles, 90065

Environmental Impact Report ENV-2015-2354-EIR/ Abode at Glassell Park Project



Properties Shown on Cazador Street and Primavera off Division

Environmental Factors Potentially Affected: Aesthetics, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality.

Dear Ms. Kitching,

In reviewing the proposed development I wonder that this potential environmental and economic debacle could even be considered let alone brought to fruition. The proposition of building thirty-two homes in an area this small and already suffering from increased traffic and noise is either recklessly shortsighted or cynically expedient. In a time of historic drought and an over-reliance on water that may or may not be coming, how can any city planner or developer in good conscious propose such a venture? As a thirty year resident of Glassell Park, taxpayer, and active voter, I have seen a lot of changes to my neighborhood, some beneficial, some detrimental. As a native to Los Angeles I am very familiar with real estate booms and busts. As we are currently in a boom all projects seem viable, the recent expansion of Highland Park and adjacent areas attest to this. However, one needn't go back too far to consider what will happen after we experience another large earthquake or El Nino rains. The lure of inexpensive real estate to develop or gentrify suddenly becomes unattractive to speculator and investor alike. Economic downtown-turns only affect those of us left behind to suffer the consequences.

Destabilizing hillsides with over building will potentially affect more households than might be calculated. How will the city respond to the lawsuits that will surely occur with residents homes sliding down hillsides such as occurred in 2005? Where are the

engineering/geological reports and what provision has been made for when a project remains incomplete like the ones I have attached to this document? The first photograph is of a property on my own street, 3920 Brilliant Drive, which has remained like this for ten plus years. The others pictured on Cazador Street and Primavera Street exceed twenty years. The prospect of staring down at thirty-two such endeavors will blight the property values of established residents and create a "Dust Bowl" effect for years to come.

Practicalities, such as how will garbage trucks that are already having to reverse down narrow streets to collect trash bins, do it with seventy-two more cars trying to get by to go to work, need to be considered. How will residents accustomed to walking their children and dogs, navigate narrow streets with new residents speeding down the hill ignoring ineffectual stop signs? The speeding and not stopping is already a dangerous development we have seen in the past five years, opening up Brilliant Drive will only compound the issue.

In closing, my neighbors and I would like to know, what benefit do we get from the destruction of a small green patch where wildlife resides and our children go on nature hikes to have an outdoor adventure? People are fond of saying that Los Angeles has more green space than any major metropolitan city, and that may be true, but how many of us have to climb into a car to get there? I think the money saved in potential lawsuits and negative voter backlash could be used to purchase this land from the developers and positive community relations restored.

Sincerely,


Beatrice James

cc: Mayor Eric Garcetti

Gil Cedillo

KPPC Newsroom

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CITY OF LOS ANGELES

NOV 25 2015

MAJOR PROJECTS
UNIT

11-16-15

Dear Ms. Diana Kitching,

Re: Case # ENV-2015-2354-EIR
Project Name: Abode at Glassell Park Project

**Please Help Us Save A Little
Slice of Heaven** that still here,
in whats called Walnut Canyon.

If the proposed development of
32 Homes are developed it will
cause a serious amount of dangerous
traffic. We do not have any side-
walks and very narrow streets.

The residents who live here walk
their Babies and pets in the
streets. With 32 New Homes there
will be a lot more cars and also
the Dead End Streets will be
continued through as my street
2431 Sundown Drive, people
will drive faster and will be
very dangerous for all who live
here. Please Help us and our pets
to live a safe life.

My Husband and I have lived here on Sundown Drive for 30 years. We love our home and neighborhood. Its very peaceful and very quiet and I can't forget the wildlife that lives very happily in Walnut Canyon.

Thank you for your time

Sincerely,

Cheryl & David Kiewlich
30 year old resident
2431 Sundown Drive
323 254-3378

HILDA PETTUS
3724 BRILLIANT PLACE
L.A., CA. 90065

11/18/15

Ms. Diana Kitching
Dept. of City Planning
200 N. Spring St., Room 750
Los Angeles, Ca. 90012

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CITY OF LOS ANGELES

NOV 25 2015

MAJOR PROJECTS
UNIT

Re: Case No. ENV 2015-2354 EIR

Even before development, there has been a surge in traffic on the roads in the hills here. Many homes have made apartments (even though we are R-1 zoned) and some are conducting business from home, resulting in more cars, delivery trucks, etc. UPS + FedEx, etc.

Even residents who have garages park their cars on the street, making it difficult to get through the narrow roads, which become one-lane roads. If there are one-lane to begin with, as many are, it is necessary for one car to back up the hill, so another one can pass.

I am located directly across from a ~~new~~ current development in the 3700 block of Brilliant Drive. 5 homes being built. The noise of the large trucks delivering rebar & lumber block the one-lane road. The cement trucks are almost unbearable.

Since the trucks block the road, many people cannot get through to go to work & home, or wherever. Worse, however, they block the road, so that emergency vehicles cannot get through. My life and property are endangered.

Ms Diane Kitching

page 2 of 2
HILDA PETTUS

+ tips
by developers' lack of concern for
the existing residents.

In fact, this very morning, trucks arrived
at 6:40 A.M., parked on Balliant Dr., with motors
running. A short time later, a heap truck
parked under my deck with motor running
(my horses vibrated) He was waiting to
pick up the dirt that was cut out of
the hill.

~~I~~ I can attest to the fact that
building permits have been granted with
no thought to how we can live here
safely with additional traffic on
the existing roads, etc.

STOP THE DEVELOPMENT!

Thank you
Hilda Pettus

P.S. - I'm an elderly person & my handwriting
is shaky due to severe arthritis. Sorry!

Tuesday, November 17, 15

Abode at Glassell Park Project
Case Number: ENV-2015-2354-EIR

RECEIVED
CITY OF LOS ANGELES

NOV 25 2015

MAJOR PROJECTS
UNIT

Department of City Planning,

I am writing to you in regards to the Abode at Glassell Park Project Case Number: ENV-2015-2354-EIR. As a homeowner I am concerned that the project will effectively double the number of homes in the immediate area. This will increase traffic not only when the project is built but also during construction. We are a community of narrow streets and hairpin curves. There are already issues with the roads, sidewalks, signage, street lighting and pedestrian safety. I would like to know that the developers and the city will take the necessary steps to improve these conditions. Further I would like to call attention to the fact that there are no other developments of this size in our community. Part of the charm of Glassell Park is the unique quality of each of the homes. Neighborhoods like ours were built one home at a time. A cookie cutter development of this size will have a negative impact on the quality of character that the neighborhood currently enjoys. So I am hoping that some the negative impact can be offset by improving the current systems. Most properties at the top of the hill are on aging septic systems. Can sewer lines be brought in? I understand the desire of the developer to profit and for the additional property tax revenue but I want to be sure that the current residents are not left paying too high a price without any return.

Sincerely,

Mark van Schalkwyk

2218 Loveland Drive
Los Angeles CA 90065
mark@mvsstudio.com



Diana Kitching
Department of zCity Planning, Environmental Analysis Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
NOV 25 2015
MAJOR PROJECTS
UNIT

Dear Mrs. Kitching,
I am a long time resident in the area and user of the streets affected by the proposed development in Walnut Canyon known as the "Abode at Glassell Park" and have recently received a Notice of Preparation Of An Environmental Impact Report. This proposed project will have a very negative impact on this area of Glassell Park.

Undoubtedly you will have heard from other residents and organizations outlining the meaning to this community of the loss of Green Space —in an area where there are few parks and little open space. As a resident who knows too well that a car is a necessity to get to a park and even to buy groceries, I am well aware of the traffic problems in this area!! While all of us are deeply concerned about any loss of green space the attached memo speaks to the traffic problems at the top of Cazador Street.

The names which appear below the writer of this memo, are people who either live along Cazador or who use the streets around Brilliant Way and Brilliant Drive to drive, walk, run, and walk their dogs.

Anna Roberts
Anna Roberts
3842 Cazador Street
323 256 9025
jwarrob@roadrunner.com

Name *Lyned LaSalle*
2257 Macopade - LA 90065

Name *[Signature]*
3905 Brilliant Dr., LA, CA 90065

Name *Justin Cole Walsath*
3836 Cazador St., LA, CA 90065

Name *[Signature]*
3905 Brilliant Way LA 90065

Name THOMAS VATSKO

Address 3875 CAZADOR ST LA CA 90065

Name DAVID DAVIS

Address 3387 CAZADOR ST.

Name Beth Hoffman

Address 3726 Brilliant Dr.

Name Laura Dodge

Address 3846 Cazador St

Name Laura Sussman

Address 3830 Brilliant drive

Name Beatrice James

Address 3929 Brilliant Dr. LA, CA 90065

Name Alexander Kantarjian

Address 2244 Maricopa dr. LA, CA 90065

Name Suzanne Masterson

Address 3866 Cazador Street LA CA 90065

This Memo will address the following factors related to Case No.

ENV-2015-2354-EIR:

Transportation/Traffic

Cultural Resources

The proposed development feeds onto streets in an an area with no sidewalks and with narrow streets and blind curves .

The Conceptual Site Plan (attachment1) does not show Cazador Street , a main street connecting Division Street and San Fernando Road and it fails to show all of the streets feed ing on to Cazador Street such as BRILLIANT WAY ,

The Conceptual Site Plan also fails to take into account the “circle” of streets (see marking on attachment 2) that goes from the intersection of Brilliant Drive and Cazador to Brilliant Way and Cazador and along Cazador Street.The” circle” of streets is used by children,

joggers, walkers and dog walkers from the immediate area and is used by residents from an expanded area. There are no sidewalks in this area and there are 3 blind curves that users of the streets that make up the circle must navigate carefully.Any additional traffic on these streets will make them more dangerous.

It is likely that drivers from the development may choose to exit at Brilliant

Way and go down Cazador Street to San Fernando Road. This route out of the development requires the drivers to navigate 2 blind curves and presents a real hazard to the pedestrians who also use this “circle” There is also a blind curve just beyond the intersection of Brilliant Drive and Cazador Street which makes the proposed exit at Brilliant Drive and Cazador Street a dangerous route.

The Project Site Regional and Local Map (attachment 2) is marked to show the blind spots and the Brilliant Way entrance onto Cazador Street.

ATTACHMENT 1

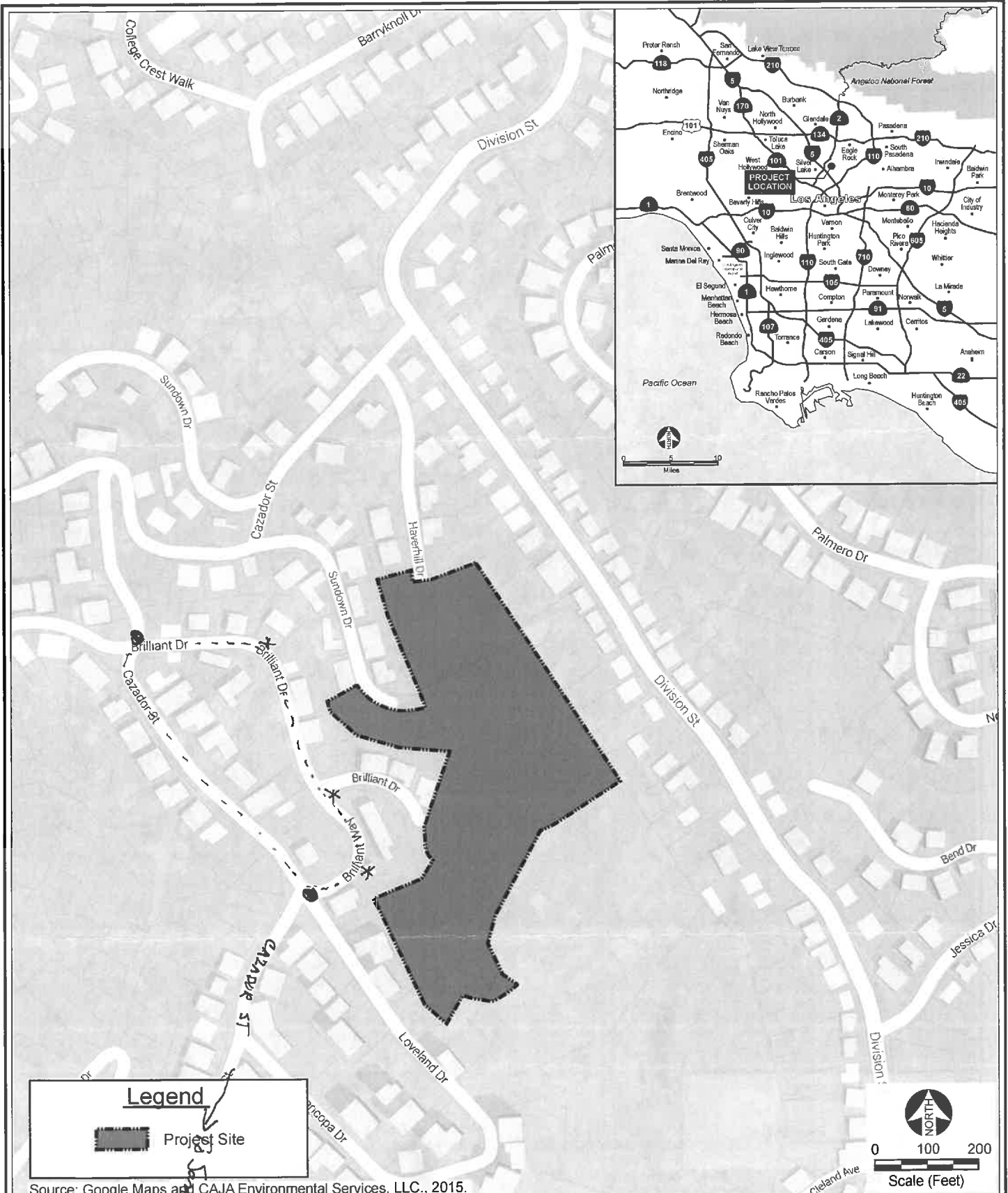


Source: KTG Group, Inc. Architecture+Planning, 2015.



Figure 3
Conceptual Site Plan

* BLIND CURVES
 ENRANCES ONTO CAZADOR STREET
 FROM BRILLIANT WAY & BRILLIANT DRIVE



Legend

Project Site

Source: Google Maps and CAJA Environmental Services, LLC., 2015.

CAJA Environmental Services, LLC

Figure 1
 Project Site Regional and Local Map

ATTACHMENT 2

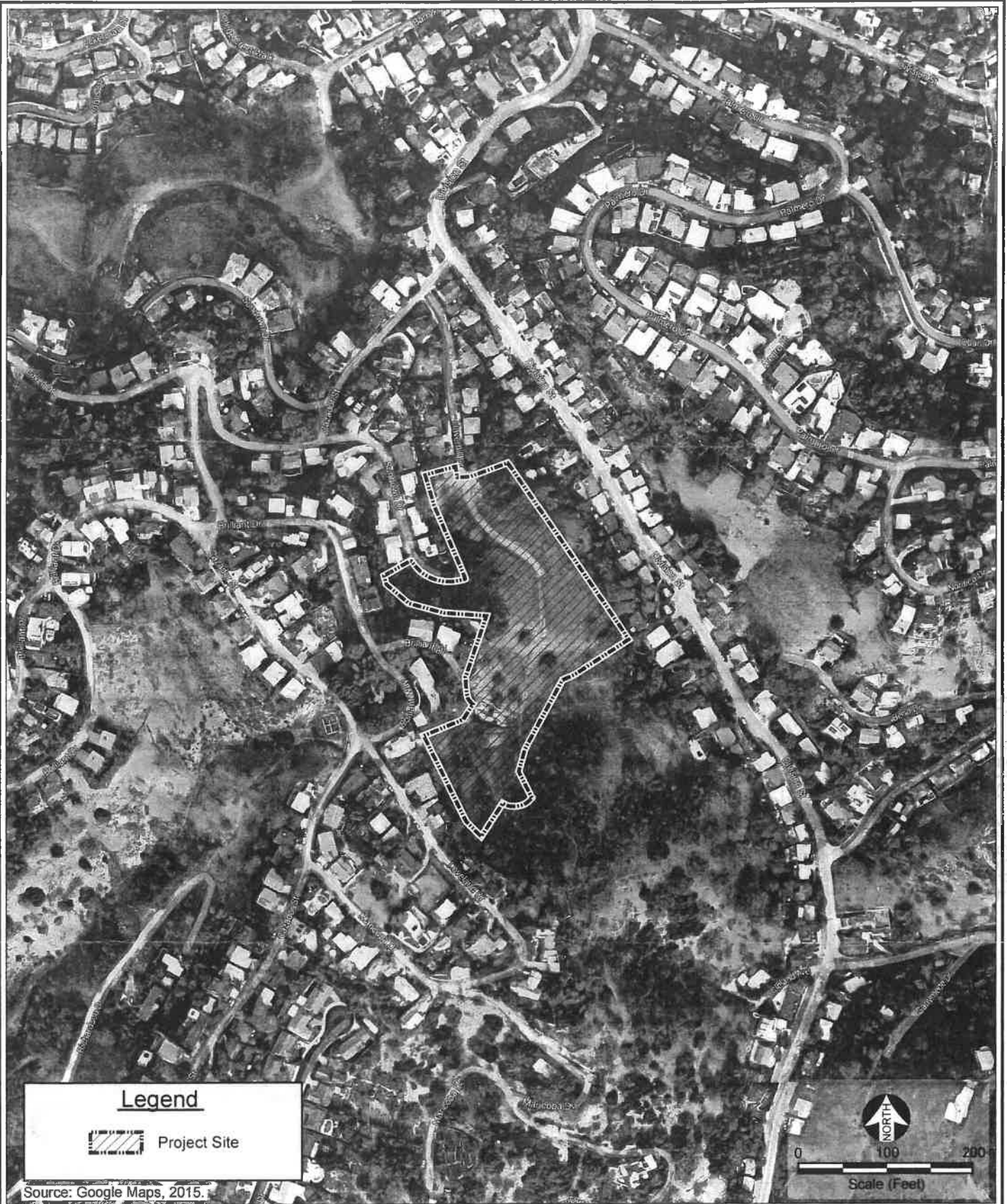


Figure 2
Aerial Photo of Project Site

FOUR CANYONS. ONE VISION.

NELAGreenSpace is committed to preserving four canyon areas in Glassell Park: Walnut, El Rosa, Moss and Barryknoll Canyons. Each of these open spaces possess unique characteristics, making them worthy of protection and preservation.

Together, the four canyons function as parts within an overall regional plan to provide park poor neighborhoods in Northeast Los Angeles with access to open space that includes:

- protection & preservation of valuable native species & habitats
- nature studies & education opportunities
- healthy, passive recreation options for adults & children
- potential staging areas for public safety & emergency preparedness
- availability for community gardens

Independently, each canyon offers something unique...



WALNUT CANYON

Walnut Canyon has the greatest biodiversity with 3 California black walnut groves, coastal sage scrub and chaparral plant populations within its 30+ acres.



MOSS CANYON

Moss Canyon has steeper hillsides that are great for hiking and contains some unique native plant life not found in the other three canyons.



EL ROSA CANYON

El Rosa Canyon is the closest access point to public transit & the LA River and while it has native habitats, it also contains flat lots that can be imagined in various ways to serve the community: picnicking, a dog park and/or a community garden.



BARRYKNOLL CANYON

Barryknoll Canyon contains gentle, north facing slopes that are ideal for greater walnut woodland propagation and its plant life understory.

Walnut, El Rosa, Moss and Barryknoll are all interconnected and are vital links in a wildlife chain that joins the LA River to the Arroyo Seco. In a 2009 study commissioned by the MRCA, the report designated Walnut (which they called "Maricopa"), El Rosa and Moss Canyons collectively as "Walnut Canyon." The report saw "Maricopa", El Rosa and Moss Canyons as valuable open spaces that should be preserved as a whole (Barryknoll was not in the study at that time, but NELAGreenSpace feels its inclusion is important).

The four canyons contain or are adjacent to easements that are part of the City of Los Angeles' original plan to create public stairways, thus making these four canyons even more accessible for all. People can walk from the Crestmoore steps (at the edge of the Glassell Park Recreation Center at Verdugo) to El Rosa Canyon, then access Barryknoll, Moss and Walnut canyons. These public stairways would make it easier for people to have a healthy, energetic hiking experience that includes some of the most beautiful natural spaces and views in Northeast Los Angeles.

In addition, all four canyons can serve a public safety benefit in disaster preparedness scenarios. Walnut, El Rosa, Moss and Barryknoll Canyons can be used as staging areas in cases of extreme emergency, such as a large earthquake.

And, there are opportunities in all four canyons to create community gardens for people who live in multi-family housing or in higher density neighborhoods that lack any real access to green space.

With all of these benefits, NELAGreenSpace feels strongly that Walnut, El Rosa, Moss and Barryknoll Canyons must be viewed as a whole for protection & preservation. These four canyons are key to providing greater park equity to residents in Glassell Park and the larger Northeast Los Angeles region.

www.NELAGreenSpace.com

e: NELAGreenSpace@gmail.com

Twitter: [@NELAGreenSpace](https://twitter.com/NELAGreenSpace)



From: **Susan Kromka** <susankromka@gmail.com>
Date: Wed, Nov 18, 2015 at 10:01 AM
Subject: CONCERNS ABOUT ENV-2015-2354-EIR / Abode at Glassell Park Project
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report. WE LIVE IN AN AREA PRONE TO LANDSLIDES. It is extremely critical that the geological study be comprehensive and that new development does not undermine or impact existing homes, roads and infrastructure.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied. Many of these intermittent streams are not obviously in this time of drought, but with El Nino on the way, many dormant springs will flow again.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining

walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal and MUST be mitigated. Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,
Susan Kromka

- - -

Susan Kromka, President

Kromka Verrillo & Associates, Inc.

4219 Palmero Drive
Los Angeles, CA 90065

s.kromka@kvanda.com

voice: 323-550-4588

mobile: 818-415-4429

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November 19, 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / ABODE at Glassell Park Project

Dear Ms. Kitching,

“Thousands of tired, nerve-shaken, over-civilized people are beginning to find out going to the mountains is going home; that wilderness is a necessity.”

John Muir

As a professional fiction writer, Co-Chair of the Writers Guild (WGA) Committee of Women Writers, NELA Greenspace member and former environmental reporter, I am writing to express my deep concern and opposition to the proposed construction of 32 homes in Glassell Park’s Walnut Canyon by the Applicant/ABODE developer. My husband and I purchased a home in this special community in April 2015 and couldn’t believe our good fortune finding a home surrounded by such natural, untouched beauty. We’d go to bed every night listening to the sounds of wildlife in the canyon, practically pinching ourselves with delight... only to learn a few months later about the proposed ABODE development directly behind our home.

Not only is Walnut Canyon home to a wide variety of birds, deer, red tail hawks, owls, coyotes, skunks, raccoons, possums and yes, even bobcats, it is also home to a multitude of writers, artists, architects, designers, composers, musicians and filmmakers, many who work from home, drawing inspiration from their close proximity to nature. I also work from home, and fear that the constant mind-numbing hammering, banging and drilling generated from this construction will greatly disrupt my livelihood for several years. Building a few homes is one thing, but building 32 homes is an assault on this serene, creative community. We must not be shortsighted and heavily weigh the impact of adding an additional 32 developer homes, essentially destroying Walnut Canyon, a source of pride, comfort and recreation for area residents, their children and dogs. Once construction begins, there is no turning back...

As a concerned resident who is not afraid to mobilize the community, I urge you to require a full, comprehensive Environmental Impact Report (EIR) be conducted to study the significant impacts this massive development will have on the land, the existing infrastructure and the many species of wildlife which inhabit Walnut Canyon. In addition, I believe it’s vitally important to examine the **potential health hazards (ie. crystalline silica) and overall compromised air quality associated with the scope of this huge construction project, taking into account residents with asthma as well as those with compromised immune systems, and factoring in the known existence of**

extremely strong winds in the Walnut Canyon area which blow everything around.

I also urge you to require an alternate study demonstrating the benefits of establishing Walnut Canyon as a protected park for the entire community to enjoy for years to come.

The NOP presented by the Applicant/Developer does recognize some “potentially significant impacts” – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant/Developer considers as “less than significant impact” when they should be “potentially significant impact.” Among the additional items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological and longtime resident’s accounts of this property being used for water and thus it is an aquifer – this is significant and needs to be studied. Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during brush season, which is illegal! Habitat Conservation for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

SCHOOLS -- The plan says that only 8 school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are 3 stories in size. There needs to be a better study of this along with the schools in the plan.

PARKS -- This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE designated park in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

WATER SUPPLIES -- Between the almost constant water main breaks, in the City of Los Angeles, the inadequate infrastructure including old pipes not meant for this level of density and let us not forget that we are in a drought, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

“The most important thing is to actually think about what you do. To become aware and actually think about the effect of what you do on the environment and on society. That's key, and that underlies everything else.” -- Jane Goodall

Thank you for your time and consideration.

Respectfully,

Suzan Olson Davis
2447 Sundown Drive
Los Angeles, CA 90065
sowhatprod@mac.com

>
>----- Forwarded message -----
>From: Suzanne Masterson <suzannemasterson@gmail.com>
>Date: Wed, 18 Nov 2015 13:11:30 -0800
>Subject: WE NEED FURTHER STUDY: ENV-2015-2354-EIR / Abode at Glassell
>Park Project
>To: Diana.Kitching@lacity.org
>Cc: NELAGreenSpace@gmail.com
>
>17 November 2015
>
>Ms. Diana Kitching, Planning Associate
>Major Projects & Environmental Analysis Section City of Los Angeles,
>Department of City Planning
>200 N. Spring Street, Room 750
>Los Angeles, CA 90012
>
>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project
>
>Dear Ms. Kitching:
>
>I am writing about the Initial Study submitted by the Applicant
>concerning the proposed 32 home development the largest proposed
>development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.
>
>*This is a moment in history for the neighborhood given the scale of
>this proposed build. *As a long-time Los Angeles native, I have a keen
>interest in helping to shape a future we can all be proud of and enjoy.
>Therefore,*
>I am requesting that a full, comprehensive EIR for this massive project
>be considered. In addition, I ask that a study be conducted for an
>alternative outcome that would envision this property as parkland,
>which is the primary interest of this community. *
>
>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts all of which need to be addressed by a full,
>comprehensive EIR, but there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
>be ³Potentially Significant Impact.²
>
>Among the items that need to be addressed fully are:
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>GEOLOGICAL STUDY / SOILS
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>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report.
>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a

>dangerous situation with this large increase in density on the

>hillside. * Of all the potential adverse impacts, this is one of the

>most serious and potentially devastating. I urge that this element be

>fully considered as loss of life or injury is far too high an expense

>to pay - let's invest in doing full due diligence. *

>

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt. Washington/Glassell

>Park Specific Plan in 25 years. In addition there is other development

>taking place in surrounding neighborhoods. This will have a

>significant impact on infrastructure and public safety and the City

>needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

>impact response times and create a danger in emergency situations.

>This has not been adequately studied nor addressed. *Again, see my

>bolded point above about emergency response. *

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

>described as being 3 stories in size. There needs to be a better study

>of this along with the schools mentioned in the plan. * Was there

>potentially a typo with the single-digit figure? Please advise.*

>

>PARKS

>This development will significantly impact the neighborhood as

>residents want to preserve this land as park space. *There is NOT A

>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

>within the community

>where residents can view nature, hike and do nature studies. *It The
>impact is significant and requires further study.

>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further
>studies on the inadequate infrastructure that includes whether sewer is
>actually available or if septic will need to be used for these homes.

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los
>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that *we are in a
>drought*, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really wants:
>to make this land into park space and the impacts park space would have.

>

>Thank you for your time and consideration.

>

>Respectfully,

>

>Suzanne Masterson
>3866 Cazador Street, LA CA 90065
>suzannemasterson@gmail.com

>

>

>

>--

>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

Email: Diana.Kitching@lacity.org
cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

My husband and I have lived in Glassell park for 12 years and we are very concerned about the impact that this development will have on our hills and community.

When we first considered Glassell Park for our home in 2003 it was because the Realtor selling our house had posted, “Listen to the birds sing.” When we looked at the house and the surrounding area we knew this would be the place for us. We loved the open spaces of land and trees. We could go for hikes, watch wildlife and escape the busy streets of LA. When our son was born 7 years ago, we felt so fortunate that this would be the environment that he would grow up in. I am so worried that this new development will take away all the reasons that initially brought us to Glassell Park.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially

Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside. Some of the streets in these hills are only one-lane roads. If 32 more homes are added to this area, it will be harder to get in and out of the neighborhood. If there is an earthquake or other serious disaster, it would be very hard for me to get my family to safety.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside. Just last May my family and I watched a mother and father Coyote raise their pups on the hillside next to our home. This is the same hillside where the applicant plans on building 3 homes. This Coyote family returns year after year using the property for safety and survival. Building on this property as well as the additional property within the neighborhood will leave these coyotes with no place to go. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation

for this property needs to be thoroughly studied.

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed. This is deeply concerning. It is very important that the Fire & Police have adequate emergency access. With more cars on the road and the narrow streets, it will only slow down any type of rescue. This is scary especially being a parent of a small child.

SCHOOLS

The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The land also brings the community together. This is a place where people gather and share. It gives the community a center and heart. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes. If a sewer is put in, who is responsible for the cost? If payment is absorbed by the neighbors, then we need to be absolutely sure that the infrastructure can actually support it.

WATER SUPPLIES

Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

We love our beautiful community. As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Teresa Lang
2418 Sundown Dr.
Los Angeles, CA 90065

teresa@teresalang.com



>

>----- Forwarded message -----

>From: Tessa Charnofsky <workforchange@sbcglobal.net>

>Date: Wed, 18 Nov 2015 19:23:29 -0800

>Subject: Glassell Park proposal--please read

>To: Diana.Kitching@lacity.org

>Cc: NELA Greenspace <NELAGreenSpace@gmail.com>,

>"jimmy.gomez@asm.ca.gov" <jimmy.gomez@asm.ca.gov>

>

>Dear Ms. Diana Kitching,

>

>I am sending you this email to highlight my concern with regard to the

>proposed 32 home development in the hills of Glassell Park

>(ENV-2015-2354-EIR/Abode at Glassell Park Project).

>

>My request is that you conduct a full EIR for this project and that you

>also consider the viability of instead creating parkland with this

>space.

>

>I will leave the various hazards, the need for studies of hydrology and

>soils, wastewater and emergency access to others with more expertise

>than I to raise.

>

>Instead, I wanted to share my two specific concerns, and hope you will

>hear them:

>

>1. While housing construction is a critical goal for our city,

>particularly given the great need for low-income housing, this project

>would do absolutely nothing to reduce our housing deficit. Building for

>wealthy, single family dwellers only exacerbates our city's challenges.

>Housing must be built, but ideally it would be multi-unit, mixed use,

>mixed income housing in urban areas along transit corridors. This

>project proposal, despite messaging from our city council

>representative to the contrary, does not put a dent in the housing

>shortage for the families who are most in need of support.

>

>2. Our city must preserve our last remaining open space. In-fill is

>critical; but not in open space where wildlife is clinging to its

>livelihood, where native plants could be encouraged to thrive and

>reinvigorate the local ecosystem, and where critical water percolation

>to replenish our ground water systems is still possible. Why on earth

>would be threaten these precious resources? And for what? So that the

>wealthy can have city views? (See item one.)

>

>I am a resident of Glassell Park and I welcome newcomers; but let's be

>smart about how we develop. Destroying our last remaining hillsides is

>absurd. We should instead embrace and embellish our open space, and

>convert it into parkland where people for generations to come can enjoy

>the beauty of nature, and where flora and fauna can thrive.

>

>Thank you for your attention to this issue.

>

>Sincerely,

>Tessa Charnofsky

>3741 Ackerman Drive

>LA 90065

>323 251-2243

>

>

>

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>

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>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Theresa Barket <theresabarket383@hotmail.com>

>Date: Wed, 18 Nov 2015 23:49:01 -0600

>Subject: Full EIR for Abode at Glassell Park Project

>To: "Diana.Kitching@lacity.org" <diana.kitching@lacity.org>

>Cc: "NELAGreenSpace@gmail.com" <nelagreenspace@gmail.com>

>

>18 November 2015

>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project

>be considered. In addition, I ask that a study be conducted for an

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>

>Among the items that need to be addressed fully are:

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>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

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>DEATH The narrow streets and inadequate infrastructure will create a

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>

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>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra

>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

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>corridors on the hillside, the loss of a significant and protected

>California Black Walnut woodland and other native plant species. The

>Applicant is also responsible for the destruction of California Black

>Walnut Trees during this past brush season, which is illegal. Habitat

>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.

>Washington/Glassell Park Specific Plan in 25 years. In addition there

>is other development taking place in surrounding neighborhoods. This

>will have a significant impact on infrastructure and public safety and

>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will

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>The plan says that only 8 (!!!) school aged children will reside within

>these 32 homes. This number seems extremely low for 32 homes that are

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>

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>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas

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>nature studies. The impact is significant and requires further

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>Angeles, the inadequate infrastructure including old pipes not designed
>for this level of density and let us not forget that we are in a
>drought, the addition 32 additional homes needs to be thoroughly
>studied as it could prove enough of a burden due to the overall
>onslaught of home development in the area.

>

>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Theresa Barket

>2439 Haverhill Drive

>theresabarket383@hotmail.com

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

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>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: THOMAS YATSKO <tyatsko@icloud.com>

>Date: Thu, 19 Nov 2015 13:08:15 -0800

>Subject: WE NEED FURTHER STUDY: ENV-2015-2354-EIR / Abode at Glassell

>Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

>area in 25 years.

>

>This is a moment in history for the neighborhood given the scale of

>this proposed build. As a long-time Los Angeles native, I have a keen

>interest in helping to shape a future we can all be proud of and enjoy.

>Therefore, I am requesting that a full, comprehensive EIR for this

>massive project be considered. In addition, I ask that a study be

>conducted for an alternative outcome that would envision this property

>as parkland, which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

>be ³Potentially Significant Impact.²

>

>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside. Of all the potential adverse impacts, this is one of the
>most serious and potentially devastating. I urge that this element be
>fully considered as loss of life or injury is far too high an expense
>to pay - let's invest in doing full due diligence.

>

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of
>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.
>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife
>corridors on the hillside, the loss of a significant and protected
>California Black Walnut woodland and other native plant species. The
>Applicant is also responsible for the destruction of California Black
>Walnut Trees during this past brush season, which is illegal. Habitat
>Conservation for this property needs to be thoroughly studied..

>

>POPULATION & HOUSING

>This is the largest such development within the Mt.
>Washington/Glassell Park Specific Plan in 25 years. In addition there
>is other development taking place in surrounding neighborhoods. This
>will have a significant impact on infrastructure and public safety and
>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations.
>This has not been adequately studied nor addressed. Again, see my
>bolded point above about emergency response.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. There needs to be a better study
>of this along with the schools mentioned in the plan.
>Was there potentially a typo with the single-digit figure? Please
>advise.

>

>PARKS

>This development will significantly impact the neighborhood as
>residents want to preserve this land as park space. There is NOT A
>SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas
>within the community where residents can benefit from the dwindling

>natural resources and wildlife habitats. The impact is signifier and
>requires further study.

>

>WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE There needs to be further

>studies on the inadequate infrastructure that includes whether sewer is

>actually available or if septic will need to be used for these homes.

>There are 5 homes being built behind my house in Walnut Canyon that are

>all on septic systems, which I suspect can't be good for the canyon.

>

>WATER SUPPLIES

>Between the almost constant water main breaks in the City of Los

>Angeles, the inadequate infrastructure including old pipes not designed

>for this level of density and let us not forget that we are in a

>drought, the addition 32 additional homes needs to be thoroughly

>studied as it could prove enough of a burden due to the overall

>onslaught of home development in the area.

>

>CCONGESTION

>This project would introduce roughly 80 more vehicles to the top of

>this hill. None of the roads around here are wide enough to handle this

>kind of congestion.

>

>As a concerned resident, I ask that you require the Applicant to create

>a full, comprehensive EIR that addresses all issues and that you

>require an alternate study to address what the community really

>wants: to make this land into park space and the impacts park space

>would have.

>

>Thank you for your time and consideration.

>

>Respectfully,

>

> Thomas Yatsko

>3875 Cazador St

>Los Angeles, CA 90065

>

>

>All the best,

>

>Thomas Yatsko

>323-791-5335

>thomasyatsko.com

>

>

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>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Tilly MacWooster <tillymacwooster@hotmail.com>

>Date: Wed, 18 Nov 2015 22:19:39 +0000

>Subject: Northeast Los Angeles / Glassell Park

>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>

>

>

>

>17 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

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>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

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>I am requesting that a full, comprehensive EIR for this massive project

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>Among the items that need to be addressed fully are:

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>

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>There is both geological evidence and longtime resident's accounts of

>this property being used for water and that it is an aquifer this is

>significant and needs to be studied.

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>hardscape created (homes, retaining walls and streets) which would

>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife

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>Applicant is also responsible for the destruction of California Black

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>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Tilly MacWooster

>15303 Ventura Boulevard Suite 400, Sherman Oaks, CA 91403

>TillyMacWooster@hotmail.com

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

From: **Tim Yalda** <t.yalda@gmail.com>
Date: Wed, Nov 18, 2015 at 12:22 PM
Subject: Walnut Canyon Development
To: Diana.Kitching@lacity.org
Cc: NELAGreenSpace@gmail.com

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYDROLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a

significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

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As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

Tim Yalda
3818 Brilliant Drive, Los Angeles 90065
t.yalda@gmail.com

>

>----- Forwarded message -----

>From: Tina Gulotta-Miller <tmgulotta@yahoo.com>

>Date: Thu, 19 Nov 2015 22:36:21 +0000 (UTC)

>Subject: ENV-2015-2354-EIR Abode at Glassell Park Project

>To: diana.kitching@lacity.org, NELAGreenspace

><nelagreenspace@gmail.com>, Tina Gulotta-Miller <tmgulotta@yahoo.com>

>

>blockquote, div.yahoo_quoted { margin-left: 0 !important;

>border-left:1px #715FFA solid !important; padding-left:1ex !important;

>background-color:white !important; } blockquote, div.yahoo_quoted {

>margin-left: 0 !important; border-left:1px #715FFA solid !important;

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>email: Diana.Kitching@lacity.orgcc: NELAGreenSpace@gmail.com 17

>November 2015 Ms. Diana Kitching, Planning AssociateMajor Projects &

>Environmental Analysis SectionCity of Los Angeles, Department of City

>Planning200 N. Spring Street, Room 750Los Angeles, CA 90012 Re:

>ENV-2015-2354-EIR / Abode at Glassell Park Project Dear Ms. Kitching:

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>This number seems extremely low for 32 homes that are described as
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> The impact is significant and requires further study. WASTEWATER
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>that addresses all issues and that you require an alternate study to
>address what the community really wants: to make this land into park
>space and the impacts park space would have. Thank you for your time
>and consideration.

>Sincerely,

>Tina Gulotta-Miller6433 Crescent Street tmgulotta@yahoo.com

>

>

>

>Sent from Yahoo Mail for iPhone

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>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Via email: amy

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I would like to provide the following comments on the proposal submitted by the Applicant for this 32 home development, Abode at Glassell Park.

When the Applicant lists areas that have a POTENTIALLY SIGNIFICANT IMPACT, I agree with their assessment and feel it is critically important that each one of these areas must be studied thoroughly and, towards that end, a full, comprehensive EIR is required.

I also respectfully ask that two other alternate studies need to be conducted because of the inadequate infrastructure and the fact that this will be **the largest development within the Mt. Washington/Glassell Park Specific Plan area in 25 years.**

- 1. That a study be conducted to ascertain the impacts if this development were reduced in size so that the lots are zoned for RE-20 to mitigate the inadequate infrastructure and density. So instead of a 32 home development, what are the outcomes if this were an 8 home development.**
- 2. That a study be conducted to evaluate the outcomes if these properties were to be made into park space, which is the fervent desire of the community (as supported by the Glassell Park Improvement Association, the Glassell Park Neighborhood Council, the neighboring Mt. Washington Association and Mt. Washington Homeowners Alliance, the national Sierra Club, the Federation of Hillside and Canyon Organizations [aka The Hillside Federation], Santa Monica Mountains Conservancy / MRCA, Assemblymember Jimmy Gomez, LA County Supervisor Hilda Solis and State Senator Kevin De Leon).**

Additionally, there are parts of this study which the Applicant has deemed as having a "Less Than Significant Impact" when in fact, these areas have a POTENTIALLY SIGNIFICANT IMPACT and require further, thorough studies. Specifically, the following areas need a thorough report:

- next page -

Case no. ENV-2015-2354-EIR (cont'd)

6. GEOLOGY AND SOILS

a) POTENTIAL ADVERSE EFFECTS and

d) LOCATION OF EXPANSIVE SOILS – this project requires further study with relation to the proposed retaining walls and excavation necessary to build these 32 homes. There needs to be a close look at how this will also impact the stability of the existing adjacent homes that will surround this proposed 32 home development, which is not done in their report.

e) SUPPORT OF SEPTIC/WASTE WATER DISPOSAL – this study assumes that a connection to sewer is an easy process within this neighborhood but numerous residents have had issues with sewer hook up. There needs to be a study and alternatives need to be presented based on the experience of current residents on the hillside that sewer service is not a given.

8. HAZARDS & HAZARDOUS MATERIALS

g) IMPAIR IMPLEMENTATION OF EMERGENCY RESPONSE/EVACUATION PLAN and

h) EXPOSURE TO SIGNIFICANT RISK OF LOSS, INJURY OR DEATH – these two require further study because the roads are so incredibly narrow (especially the part of Haverhill that already exists between Cazador and where this development will start), these are very real issues. In addition, with the current development frenzy in the neighborhood, other major sources of ingress and egress are too narrow and subject to dangerous conditions. This increase in density has the potential to create another disaster like the Oakland hills fire in 1991.

9. HYDROLOGY & WATER QUALITY

b) DEplete/INTERFERE WITH GROUND WATER – there is both geological evidence and anecdotal evidence by longtime residents that the land at this site sits on an aquifer. This needs to be adequately studied.

c) EXISTING DRAINAGE PATTERN – the study does not fully account for the additional hardscape the 32 homes would create which would drastically affect drainage as well as the aquifer that is present on this land.

10. LAND USE AND PLANNING

c) CONFLICT WITH HABITAT CONSERVATION: This project would have a **significant impact** on the existing wildlife/wildlife corridors present, as well as a protected California Walnut woodland and significant native plant populations. Unfortunately, the Applicant has proven to be a bad steward of the protected trees (California Black Walnut) as they destroyed some during brush clearance. It is my understanding that the City can put a moratorium on development for such an offense. This needs to be thoroughly studied.

13. POPULATION AND HOUSING

a) SUBSTANTIAL POPULATION GROWTH (DIRECTLY OR INDIRECTLY) Again, this will be the largest single development within the Mt. Washington/Glassell Park Specific Plan area in 25 years. Add to that the explosion of development on the surrounding streets and this will have an impact on the existing, inadequate infrastructure. There needs to be a holistic approach to

Case no. ENV-2015-2354-EIR (cont'd)

looking at development that is occurring right now within the Mt. Washington/Glassell Park Specific Plan and this this neighborhood, which needs to be fully studied.

14. PUBLIC SERVICES

a) (i) FIRE PROTECTION **and**

a) (ii) POLICE PROTECTION – these two areas requires further study of the effect on response times that this increased density will mean, due to the narrow streets, the ongoing development all around, the problems of navigation on and off the hill and the entry via Haverhill being so narrow and no place for emergency vehicle turnaround. Again, from a fire perspective, if the narrow streets are not addressed, this has the potential to be another disaster like the Oakland hills fire of 1991.

a) (iii) SCHOOLS – this requires further study as the Applicant estimates that there will be **only 8 children** of age to go to school within the 32 homes. This calculation seems off and the numbers seem incredibly low. In addition, the Applicant needs to confirm that the schools listed are correct. I do not think anyone within this development would go to high school at Franklin High, for example.

a) (iv) PARKS – this proposed development will have a POTENTIALLY SIGNIFICANT IMPACT and requires further study because **the neighborhood is trying to preserve this area as park space**. There is NOT A SINGLE designated passive recreation park in Glassell Park; as the residents like to say, they want to put the PARK in Glassell Park. This area is one of the few areas within the community where residents have the ability to see nature, hike and do nature studies. The impact is significant and requires further study.

a) (v) LIBRARIES – this requires further study as many of the libraries listed are a fair distance away and most residents do not visit them because of that. In addition, the Applicant's report assumes the new residents in the 32 homes will be from the City. This area is in great need of a library and a proper assessment needs to be made on the impact of these homes on library usage.

16. TRANSPORTATION AND TRAFFIC

e) INADEQUATE EMERGENCY ACCESS – again, this requires further study due to the incredibly narrow roadways on this hillside that would be access points for the 32 homes proposed.

f) CONFLICTS WITH ALTERNATE TRANSPORTATION – this requires further study since the City of Los Angeles has been undergoing an aggressive transportation program for the City. Neither the residents nor the Applicant is fully aware of what the City is planning for our area at this time for alternate transportation. A study needs to take place to confirm that this does, in fact, have a Less Than Significant Impact for the 32 homes and the neighborhood.

Case no. ENV-2015-2354-EIR (cont'd)

17. UTILITIES AND SERVICE SYSTEMS

a) WASTEWATER TREATMENT – this proposed project needs to be further studied to make sure there is adequate infrastructure to support these 32 new homes on the hillside.

b) CONSTRUCTION/EXPANSION – with the tremendous number of water main breaks in the City and the region and with this area having some of the oldest and most inadequate infrastructure not designed for this level of density, this needs to be studied.

c) STORM WATER DRAINAGE – this needs to be thoroughly studied because the increase of 32 homes plus streets, curb and gutter and retaining walls translates to an incredibly significant increase in hardscape that does not lend itself to natural water percolation through the hillside. This is a SIGNIFICANT IMPACT that needs to be reviewed.

d) WATER SUPPLIES – Because of the significant amount of water main breaks, the inadequate infrastructure including old pipes not meant for this level of density and not insignificantly, **because we are in a drought**, the addition of these 32 homes needs to be thoroughly studied as it could prove enough of a burden due to the onslaught of home development in the area.

e) WASTEWATER TREATMENT PROVIDER **and**

g) SOLID WASTE COMPLIANCE – this project requires further study of these two areas due to the incredibly old infrastructure and how sewer and septic are utilized on this hillside. The area has not been provided with the appropriate level of infrastructure to accommodate the sharp rise in development, most especially for the burden of adding 32 new homes. It is enough of a burden to the area that further study is imperative.

As a concerned, active resident who has lived in this community for over 15 years, I ask that you require the Applicant to provide a full, comprehensive EIR to address (at the very least) the concerns they have cited as well as those I have outlined above and conduct studies on the two alternatives (an 8 home development based on RE-20 lot size and – what the community really wants – to make this land into park space).

I thank you in advance for your time and consideration.

Sincerely,

Tony Scudellari
3601 Kinney Place
Los Angeles, CA 90065
e: luv.la65@gmail.com

cc: Councilmember Gil Cedillo / Arturo Chavez, CD1 / Gerald Gubatan, CD1 / Amy Minter,
Chatten-Brown & Carstens / NELAGreenSpace / Amanda Mejia, Mayor Garcetti's Ofc

>

>----- Forwarded message -----

>From: Trevor Foley <ttfoley24@gmail.com>

>Date: Thu, 19 Nov 2015 10:25:28 -0800

>Subject: Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant
>concerning the proposed 32 home development the largest proposed
>development within the Mt. Washington / Glassell Park Specific Plan
>area in 25 years.

>

>I am requesting that a full, comprehensive EIR for this massive project
>be considered. In addition, I ask that a study be conducted for an
>alternative outcome that would envision this property as parkland,
>which is the primary interest of this community.

>

>The NOP presented by the Applicant does recognize some Potentially
>Significant Impacts all of which need to be addressed by a full,
>comprehensive EIR, but there are many items in the draft that the
>Applicant considers as ³Less Than Significant Impact² when they should
>be ³Potentially Significant Impact.²

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>Among the items that need to be addressed fully are:

>

>GEOLOGICAL STUDY / SOILS

>There is nothing addressing the impact of building retaining walls and
>32 new homes on the adjacent residences. This needs to be studied as
>there are potentially adverse effects to stability that are not
>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR
>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside.

>

>HYRDOLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident¹s accounts of
>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.

>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
>permanently alter the drainage pattern of the hillside.

>

>LAND USE AND PLANNING

>This project would have a significant impact on wildlife and wildlife
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>California Black Walnut woodland and other native plant species. The
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>Walnut Trees during this past brush season, which is illegal. Habitat
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>will have a significant impact on infrastructure and public safety and
>the City needs a holistic approach to development in these hillsides.

>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations.
>This has not been adequately studied nor addressed.

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>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. There needs to be a better study
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>This development will significantly impact the neighborhood as
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>Between the almost constant water main breaks in the City of Los
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>studied as it could prove enough of a burden due to the overall
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>As a concerned resident, I ask that you require the Applicant to create
>a full, comprehensive EIR that addresses all issues and that you
>require an alternate study to address what the community really
>>wants: to make this land into park space and the impacts park space

>would have.

>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Trevor Foley

>2608 Hines Drive

>Los Angeles (Glassell Park)

>CA 90065

>ttfoley24@gmail.com

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Trisha Cole <trisha4@yahoo.com>

>Date: Wed, 18 Nov 2015 21:56:02 +0000 (UTC)

>Subject: ENV-2015-2354-EIR/Abode at Glassell Park Project

>To: "diana.kitching@lacity.org" <diana.kitching@lacity.org>

>Cc: NELAGreenspace <nelagreenspace@gmail.com>

>

>

>

>November 17, 2015

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

>

>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

>concerning the proposed 32 home development the largest proposed

>development within the Mt. Washington / Glassell Park Specific Plan

>area in 25 years.

>

>This is a moment in history for the neighborhood given the scale of

>this proposed build. As a long-time resident in this neighborhood, and

>a parent with young children, I have a keen interest in helping to

>shape a future we can all be proud of and enjoy. Therefore, I am

>requesting that a full, comprehensive EIR for this massive project be

>considered. In addition, I ask that a study be conducted for an

>alternative outcome that would envision this property as parkland,

>which is the primary interest of this community.

>The NOP presented by the Applicant does recognize some Potentially

>Significant Impacts all of which need to be addressed by a full,

>comprehensive EIR, but there are many items in the draft that the

>Applicant considers as ³Less Than Significant Impact² when they should

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>There is nothing addressing the impact of building retaining walls and

>32 new homes on the adjacent residences. This needs to be studied as

>there are potentially adverse effects to stability that are not

>addressed in this report.

>

>HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR

>DEATH The narrow streets and inadequate infrastructure will create a
>dangerous situation with this large increase in density on the
>hillside. Of all the potential adverse impacts, this is one of the
>most serious and potentially devastating. I urge that this element be
>fully considered as loss of life or injury is far too high an expense
>to pay - let's invest in doing full due diligence.

>

>HYDROLOGY / STORM WATER DRAINAGE

>There is both geological evidence and longtime resident's accounts of
>this property being used for water and that it is an aquifer this is
>significant and needs to be studied.
>Also, the drainage pattern does not fully account for the extra
>hardscape created (homes, retaining walls and streets) which would
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>

>FIRE & POLICE / INADEQUATE EMERGENCY ACCESS The increased density will
>impact response times and create a danger in emergency situations.
>This has not been adequately studied nor addressed. Again, see my
>bolded point above about emergency response.

>

>SCHOOLS

>The plan says that only 8 (!!!) school aged children will reside within
>these 32 homes. This number seems extremely low for 32 homes that are
>described as being 3 stories in size. There needs to be a better study
>of this along with the schools mentioned in the plan.
>Was there potentially a typo with the single-digit figure? Please
>advise.

>

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>>would have.
>
>Thank you for your time and consideration.
>
>Sincerely,
>
>Trisha Cole Walrath
>3836Cazador Street, LA CA 90065
>tcole4@yahoo.com
>
>
>
>
>
>--
>Diana Kitching
>Environmental Analysis € Major Projects City of Los Angeles €
>Department of City Planning
>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012
>P: (213) 978-1342
><http://cityplanning.lacity.org/>
>
>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: trisha gossett <trisha.gossett@gmail.com>

>Date: Wed, 18 Nov 2015 15:23:31 -0800

>Subject: Letter opposing development

>To: diana.kitching@lacity.org

>Cc: NELA Greenspace <NELAGreenspace@gmail.com>

>

>email: Diana.Kitching@lacity.org

>cc: NELAGreenSpace@gmail.com

>

>17 November 2015

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>Dear Ms. Kitching:

>

>I am writing about the Initial Study submitted by the Applicant

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>Thank you for your time and consideration.

>

>Sincerely,

>

>Trisha Gossett

>

>1842 Phillips Way

>

>Los Angeles

>

>CA-90042

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>
>----- Forwarded message -----
>From: Victoria H Kirsch <victoriahkirsch@gmail.com>
>Date: Wed, 18 Nov 2015 23:03:42 -0800
>Subject: Requesting a full EIR for Glassell Park development
>application
>To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
>Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>
>
>17 November 2015
>
>Ms. Diana Kitching, Planning Associate
>Major Projects & Environmental Analysis Section City of Los Angeles,
>Department of City Planning
>200 N. Spring Street, Room 750
>Los Angeles, CA 90012
>
>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project
>
>Dear Ms. Kitching:
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>I am writing about the Initial Study submitted by the Applicant
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>

>Thank you for your time and consideration.

>

>Sincerely,

>

>Victoria Kirsch

>4586 Starling Way

>Los Angeles, CA 90065-5004

>victoriahkirsch@gmail.com

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

>

>----- Forwarded message -----

>From: Warren Dodge <warren@warrendodge.com>

>Date: Sat, 21 Nov 2015 09:17:04 -0800

>Subject: Abode at Glassell Park - ENV-2015-2354-EIR

>To: diana.kitching@lacity.org

>

>Dear Ms. Kitching,

>

>My wife Laura and I have heard about the proposed huge development
>project in our neighborhood and are very concerned. We're not against
>development per se -- the city does need more housing. However, the
>size and density of the proposed project is concerning for several
>reasons.

>

>* Additional stress on infrastructure

>All infrastructure systems need to be evaluated, but sewage in
>particular is a concern. Sewage access in the area is substandard and
>many houses are still on septic systems.

>

>* Rule bending and exemptions

>Past history in the neighborhood shows that developers try to cut
>corners and get exemptions from the city to lower their costs and
>increase profits. The developers in this case have already demonstrated
>that tendency in the past by trying to pass the project off as a bunch
>of unrelated, single family home construction projects.

>Residents in the area blocked that attempt and asked the city to
>require the project to be evaluated as a whole. In particular, we ask
>that requirements in the following areas be enforced:

> - Sewage -- require sewage and do not allow septic systems

> - Roads -- require full size roads for emergency vehicle access

> Note that almost everyone in the neighborhood parks on the street,
> even residents of the newer houses with garages. That will likely be
> the same for new houses and streets should be sized accordingly.

> - Grading, drainage and soil retention as required

>

>* Removal of wildlife habitat and access Previous building projects in
>the neighborhood may not have been subject to as much scrutiny, but
>this one is larger and seems to be "closing the door" on wildlife
>travel in the area because all available space is consumed by housing.

>

>Thanks for your consideration.

>

>Warren and Laura Dodge

>

>3846 Cazador St

>Los Angeles, CA 90065

>warren@warrendodge.com

>

>

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

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>Los Angeles, CA 90065

>warren@warrendodge.com

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>P: (213) 978-1342

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>

>Please consider the environment before printing this e-mail.

>----- Forwarded message -----

>From: Wendy Parisky <wendyoas@yahoo.com>

>Date: Thu, 19 Nov 2015 14:24:23 -0800

>Subject: Walnut Canyon

>To: Diana.Kitching@lacity.org

>Cc: NELAGreenSpace@gmail.com

>

>

>Ms. Diana Kitching, Planning Associate

>Major Projects & Environmental Analysis Section City of Los Angeles,

>Department of City Planning

>200 N. Spring Street, Room 750

>Los Angeles, CA 90012

>

>Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

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>a full, comprehensive EIR that addresses all issues and that you
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>>wants: to make this land into park space and the impacts park space
>>would have.

>

>Thank you for your time

>Wendy and Yuri Parisky

>3851 Cazador St

>LA CA 90065

>Sent from my iPad

>

>

>--

>Diana Kitching

>Environmental Analysis € Major Projects City of Los Angeles €

>Department of City Planning

>200 North Spring Street € City Hall Room 750 Los Angeles, CA 90012

>P: (213) 978-1342

><http://cityplanning.lacity.org/>

>

>Please consider the environment before printing this e-mail.

From: **William Hayes** <whayes1310@sbcglobal.net>
Date: Wed, Nov 18, 2015 at 10:13 AM
Subject: Full EIR for Walnut Canyon Development
To: "Diana.Kitching@lacity.org" <Diana.Kitching@lacity.org>
Cc: "NELAGreenSpace@gmail.com" <NELAGreenSpace@gmail.com>

17 November 2015

Ms. Diana Kitching, Planning Associate
Major Projects & Environmental Analysis Section
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: ENV-2015-2354-EIR / Abode at Glassell Park Project

Dear Ms. Kitching:

I am writing about the Initial Study submitted by the Applicant concerning the proposed 32 home development – the largest proposed development within the Mt. Washington / Glassell Park Specific Plan area in 25 years.

I am requesting that a full, comprehensive EIR for this massive project be considered. In addition, I ask that a study be conducted for an alternative outcome that would envision this property as parkland, which is the primary interest of this community.

The NOP presented by the Applicant does recognize some Potentially Significant Impacts – all of which need to be addressed by a full, comprehensive EIR, but there are many items in the draft that the Applicant considers as “Less Than Significant Impact” when they should be “Potentially Significant Impact.”

Among the items that need to be addressed fully are:

GEOLOGICAL STUDY / SOILS

There is nothing addressing the impact of building retaining walls and 32 new homes on the adjacent residences. This needs to be studied as there are potentially adverse effects to stability that are not addressed in this report.

HAZARDS / EMERGENCY RESPONSE / EVACUATION / EXPOSURE TO LOSS, INJURY OR DEATH

The narrow streets and inadequate infrastructure will create a dangerous situation with this large increase in density on the hillside.

HYRDOLOGY / STORM WATER DRAINAGE

There is both geological evidence and longtime resident’s accounts of this property

being used for water and that it is an aquifer – this is significant and needs to be studied.

Also, the drainage pattern does not fully account for the extra hardscape created (homes, retaining walls and streets) which would permanently alter the drainage pattern of the hillside.

LAND USE AND PLANNING

This project would have a significant impact on wildlife and wildlife corridors on the hillside, the loss of a significant and protected California Black Walnut woodland and other native plant species. The Applicant is also responsible for the destruction of California Black Walnut Trees during this past brush season, which is illegal. Habitat Conservation for this property needs to be thoroughly studied..

POPULATION & HOUSING

This is the largest such development within the Mt. Washington/Glassell Park Specific Plan in 25 years. In addition there is other development taking place in surrounding neighborhoods. This will have a significant impact on infrastructure and public safety and the City needs a holistic approach to development in these hillsides.

FIRE & POLICE / INADEQUATE EMERGENCY ACCESS

The increased density will impact response times and create a danger in emergency situations. This has not been adequately studied nor addressed.

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The plan says that only 8 (!!!) school aged children will reside within these 32 homes. This number seems extremely low for 32 homes that are described as being 3 stories in size. There needs to be a better study of this along with the schools mentioned in the plan.

PARKS

This development will significantly impact the neighborhood as residents want to preserve this land as park space. There is NOT A SINGLE DESIGNATED PARK in Glassell Park; this is one of the few areas within the community where residents can view nature, hike and do nature studies. The impact is significant and requires further study.

WASTEWATER TREATMENT / SOLID WASTE COMPLIANCE

There needs to be further studies on the inadequate infrastructure that includes whether sewer is actually available or if septic will need to be used for these homes.

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Between the almost constant water main breaks in the City of Los Angeles, the inadequate infrastructure including old pipes not designed for this level of density and let us not forget that **we are in a drought**, the addition 32 additional homes needs to be thoroughly studied as it could prove enough of a burden due to the overall onslaught of home development in the area.

As a concerned resident, I ask that you require the Applicant to create a full, comprehensive EIR that addresses all issues and that you require an alternate study to address what the community really wants: to make this land into park space and the impacts park space would have.

Thank you for your time and consideration.

Sincerely,

William K. Hayes

2212 Loveland Drive
Los Angeles, CA 90065
whayes1310@sbcglobal.net

>
>----- Forwarded message -----
>From: Annabelle Chin <wingannachin@sbcglobal.net>
>Date: Wed, 18 Nov 2015 17:44:52 -0800
>Subject: ACTION ALERT: Email Planning about the Planned Development in
>Walnut Canyon
>To: diana.kitching@lacity.org
>Cc: nelagreenspace@gmail.com

>
>
>
>
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