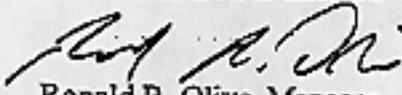


CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 15, 2001

To: Mr. Con Howc, Director
Department of City Planning
221 N. Figueroa Street, Room 1540
Attention: Lateef Sholebo

From: 
Ronald R. Olive, Manager
Land Development Group
Bureau of Engineering

Subject: Comments on a Draft Supplemental Environmental Impact Report (DSEIR) for The "Motion Picture Television Retirement Home", EIR Case No. 84-0391-CUZ-ZV-Supplemental

The staff of the Bureau of Engineering has reviewed your referral dated April 27, 2001. Please address the following comments in the Final EIR:

STREETS

Mullholland Drive and Calabasas Road are designated as Scenic Major Highway-Class II and Major Highway-Class II in the Highway Designation Index Map respectively. Both highways are currently being improved under conditions set by the approved City Planning Case No. ZA 86-0653. The existing roadway widths may not be in compliance with the standard plan S-470-0 of the Bureau of Engineering; however, should the Los Angeles Department of Transportation (LADOT) review of traffic study finds that proposed street improvements currently under construction together with proposed mitigation measures are sufficient for the added traffic from the "Project Buildout" stage of the project, then no additional street dedication or widening will be required.

Page 124 of the DSEIR, 2nd paragraph stated "Valmar Road is a north-south collector roadway". It should be noted that portion of Valmar Road adjoining the subject project is designated as a Secondary Highway in the Highway Designation Index Map of the Bureau of Engineering. An additional 2-foot dedication with improvement should be provided to mitigate traffic, if LADOT concurs with widening of street.

The project applicant should construct the necessary curb ramps at all appropriate locations in compliance with the requirements of "Americans with Disabilities Act" as well as installation of street trees with tree wells and street lighting as necessary.

A separate discussion should also be included in the Final EIR summarizing the proposed partial vacation of El Canon Avenue adjoining the project site.

Post-It* Fax Note	7671	Date	6/15/01	# of pages	2
To	Lateef Sholebo	From	Ray Saidi		
Co./Dept.	Environmental Planning	Co.	Bureau of Engineering		
Phone #		Phone #	(213) 847-8274		
Fax #	580-5547	Fax #			

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SANITARY SEWERS

Page 204 of DSEIR, 4th paragraph stated "In the early 1990's capacity for an additional 40 MGD were added" to the TWRP which became operational in 1985. The subsequent paragraph referenced sewer permit allocation as well as "priority" and "non-priority" projects. It should be noted that the sewerage capacity allocation system implemented in March 1988 to "regulate" building permit approval was eliminated after the completion of the TWRP expansion in the early 1990's.

The Final EIR should include at a minimum the location of all existing and proposed sanitary sewers and point of connections to the existing and proposed sanitary sewers, as well as a complete description of the existing wastewater system, which would serve the project, including its current capacity and flows.

Additionally, if offsite sanitary sewer construction is required in conjunction with this project, then the Final EIR must discuss the associated construction activities as if it were part of the proposed project and include an analysis of the environmental impacts which likely to be associated with this construction, as well as the mitigation measures that will be adopted.

Should you have any questions regarding the above-mentioned comments, please call Ray Saidi at (213) 847-8274.

grs

CITY OF LOS ANGELES
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Date: June 14, 2001

To: Lateef Sholebo, Project Coordinator
Department of City Planning

From: Adel Hagekhalil, Division Manager
Wastewater Engineering Services Division
Bureau of Sanitation
Department of Public Works

**COMMENTS ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
(EIS/EIR) FOR MOTION PICTURE AND TELEVISION FUND**

Thank you for giving Wastewater Engineering Services Division the opportunity to review the above subject report. As you will notice, we limit our review and comments to those sections of the document pertaining to wastewater. The following are our comments for your consideration before finalizing the report.

1. Most of the information mentioned in the last paragraph of page 203, page 204, and first paragraph of page 205 is incorrect (i.e., the HERS is no longer in use, the capacity of Hyperion Treatment Plant is incorrect, the amount of wastewater flow treated in secondary treatment is incorrect).

The City is preparing the "L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles" which is a reference guide that provides information to assist in the preparation of environmental impact analyses. For updated information, please refer to the draft CEQA Thresholds Guide which is available online at:

<http://www.lacity.org/EAD/laceqa/ceqa/index.html>

2. Delete the second part of the first paragraph on page lix, the last paragraph on page 204, the first and the last paragraph on page 206, and the latter part of the second paragraph on page 206 regarding the Ordinance No. 166,060. This ordinance is no longer effective.

If you have any questions, please contact Debbie Pham at (213) 473-8208 or Robert Manning at (213) 473-8185.

AHWCS/RMCHP/dhp
D:\forphan\speda\project\EIR_EIS review\Motion Picture TV Fund EIR comments.doc
cc: B. Straub R. Manning D. Pham



RICHARD J. MORDAN
Mayor

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JUDY SL. MILLER, Vice President
ALIX J. CARUSO
MICHAEL J. KESTON
DOMINICK W. BUDALCAVA
JOHN C. BURMAHLEN, Secretary

S. DAVID TREEMAN, General Manager

City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1500
Los Angeles, California 90012
Attention: Lateef Sholebo, Project Coordinator

June 14, 2001

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JUN 19 2001

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Motion Picture Television Retirement Home
Draft Supplemental Environmental Impact Report
EIR Case No. 84-0991-CUZ-ZV-Supplemental

This is in response to your letter of April 27, 2001, requesting comments on the draft supplemental environmental impact report for the Motion Picture Television Retirement Home. This response applies only to the Water Services Organization of the Department of Water and Power (WSO). The Energy Services Organization will respond separately.

Water services for this development will be available from the WSO's 1240 service zone. However, the actual water system requirements cannot be determined until the final subdivision map and street improvement plans have been reviewed. The fire and building codes that are in effect at the time of the development may result in water facility upgrades and installations, such as distribution main replacement, public fire hydrants, service enlargements, and easements. Once the fire, domestic and irrigation service requirements and locations for the project are known, a hydraulic analysis can be performed to determine the effects on the existing water distribution system. In addition, water conservation mitigation measures may apply and should be considered as part of this project.

If you have any questions, you may contact me at (213) 367-1244.

Sincerely,

Gayle Glauz
GAYLE GLAUZ

West Valley District Engineer
Water Distribution Engineering

cc: Charles Holloway
Bill Jones
168-96

Water and Power Conservation... a way of life

111 North Hope Street, Los Angeles, California E-Mailing address: Box 51111, Los Angeles 90051-0100
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**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

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JUN 21 2001

ENVIRONMENTAL
UNIT

June 19, 2001

TO: Department of City Planning
Attn: Lattef Shotebo, Project Coordinator

FROM: Fire Department

SUBJECT: **COMMENTS ON DRAFT EIR FOR
MOTION PICTURE RETIREMENT HOME**

PROJECT LOCATION

23450 Calabasas Road, Los Angeles.

PROJECT DESCRIPTION

The project site consists of an approximately 44.8 net-acre parcel located within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area of the City of Los Angeles (situated address: 23450 Calabasas Road). The site is generally bounded by Calabasas Road to the north, Mulholland Drive to the east, Vaimar Road to the South, and Park Sorrento in the City of Calabasas to the west.

The proposed project is a revised Master Plan for an existing health care facility (the "Proposed Project"). The Proposed Project would result in the renovation and expansion of the existing medical use to accommodate approximately 15 percent more licensed beds. The Proposed Project would also result in an additional 269 residential retirement units, for an average of 20 units per acre; three additional service/administration buildings; new activity/recreational facilities; and parks and open space. Build out would take place over five to fifteen years.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 6,000 to 9,000 G.P.M. from 4 to 6 fire hydrants flowing simultaneously.

B. Response Distance

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 105
6345 Fallbrook Avenue
Woodland Hills, CA 91364
Task Force Truck and Paramedic Engine Company
Staff - 10
Miles - 2.4

Fire Station No. 84
5340 Canoga Avenue
Woodland Hills, CA 91364
Paramedic Engine Company
Staff - 4
Miles - 2.5

Fire Station No. 106
23004 Roscoe Boulevard
West Hills, CA 91304
Single Engine Company
Staff - 4
Miles - 4.6

The above distances were computed to 23460 Calabasas Road.

Based on these criteria (response distance from existing fire stations), fire protection would be considered inadequate.

C. Firefighting Access, Apparatus, and Personnel.

In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Businesses that intend to handle hazardous materials may have to participate in the Unified Hazardous Waste and Hazardous Materials Management Program (Unified Program). Businesses are required to register with the Fire Department and complete a hazardous materials inventory if they handle hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases; or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR parts 30, 40 or 70. Businesses that operate underground storage tanks must apply for permits to install, modify, abandon or operate those tanks. Businesses that generate, treat, recycle or otherwise handle hazardous waste must register with the Unified Program Agency and receive a permit for these activities.

Businesses that intend to handle regulated substances (previously called extremely hazardous substances) which are listed in Section 2770.5 of the California Code of Regulations (CCR) Title 19, Division 2, Chapter 4.5 may be required to participate in the California Accidental Release prevention Program (CalARP). These businesses shall notify the Fire Department's Unified Program Agency in writing of their inclusion into the program.

Risk Management Plans involve all administrative and operational procedures of a business which are designed to prevent the accident risk of regulated substances, including, but not limited to programs which include design safety of new and existing equipment, standard operating procedures, preventative maintenance programs, operator training and accident investigation procedures, risk assessment for unit operations or operating alternatives, emergency response planning, and internal or external audit procedures to ensure that these programs are being executed as planned. Refer to CCR Title 19, Division 2, Chapter 4.5 and Federal regulations 40 CFR Part 68: "Chemical Accidental Prevention Provisions" for further information and requirements regarding this program. If a business is required to submit a Risk Management Plan, the plan shall be submitted to the Fire Department prior to the facility beginning operation.

For additional information regarding the Unified Program, please contact the Technical Section of the Fire Department at (213) 485-8080.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Standard cut- corners will be used on all turns.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The entrance or exit of all ground apartment units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19706).

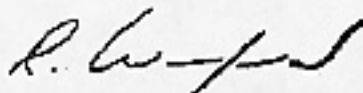
Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Joseph F. Jackson of the Construction Services Unit at (213) 485-5964.

WILLIAM R. BAMATTRE
Fire Chief



Richard A. Warford, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

RAW:JFJ:gm
c:\Modon Picture Retirement Home



ASSOCIATION OF GOVERNMENTS

Main Office

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Los Angeles, California
90017-3435

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www.scag.ca.gov

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Contra Costa - Hal Sanchez, Los Angeles -
San Diego - Executive Director Marvin Poo San
San Diego, San Antonio

San Diego County Board Supervisor -
David Chiles, El Centro

Los Angeles County - Victor Arroyave, Santa
Los Angeles County - Superintendent Los Angeles
County - Harry Johnson, San Gabriel - Bruce
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Ana - Elizabeth Orva, Santa Ana - Cheryle P. Young,
Tulare - Robert Young, Santa Ana - Alan
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JUN 19 2001

ENVIRONMENTAL
UNIT

June 14, 2001

Mr. Lateef Sholebo
Project Coordinator
Los Angeles City Planning Department
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012

RE: SCAG Clearinghouse Y20010312 Motion Picture Television
Retirement Home

Dear Mr. Sholebo:

We have reviewed the above referenced document and determined that it is not regionally significant per Areawide Clearinghouse criteria. Therefore, the project does not warrant clearinghouse comments at this time. Should there be a change in the scope of the project, we would appreciate the opportunity to review and comment at that time.

A description of the project will be published in the June 15, 2001 Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867.

Sincerely,

JEFFREY M. SMITH, AICP

Senior Planner
Intergovernmental Review



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse



Steve Nissen
DIRECTOR

ACKNOWLEDGEMENT OF RECEIPT

DATE: May 8, 2001

TO: Lateef Sholebo
City of Los Angeles Planning
221 North Figueroa Street
Rom 1500
Los Angeles, CA 90012

RE: Motion Pictures and Television Retirement Home
SCH#: 1999021016

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MAY 11 2001
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This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review Start Date: May 3, 2001
Review End Date: June 18, 2001

We have distributed your document to the following agencies and departments:

- California Energy Commission
- California Highway Patrol
- Caltrans, District 7
- Department of Conservation
- Department of Fish and Game, Region 5
- Department of Health Services
- Department of Parks and Recreation
- Native American Heritage Commission
- Regional Water Quality Control Board, Region 4
- Resources Agency
- State Lands Commission

The State Clearinghouse will provide a closing letter with any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.



Protecting The Integrity Of Our Community

WHHO

WOODLAND HILLS HOMEOWNERS ORGANIZATION

P.O. Box 6368, Woodland Hills, CA 91365

June 16, 2001

**Draft Supplemental
Environmental Impact Report**

City of Los Angeles

EIR Case No.: 391-84-0391 - CUZ(ZV)/Supplemental

State Clearing House No. 86050720

PROJECT Name: Motion Picture Television Fund

Reference No.: SCH #99021016

Location: 23450 Calabasas Road, Los Angeles 91364

Lateef Sholebo, Project Coordinator
Department of City Planning
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012

Con Howe: Director of Planning

Jimmy Liao: City Planner, Environmental Review

Dear Mr. Sholebo:

Thank you for the opportunity to make comments on the above referenced SDEIR.

We are making our comments based on a thorough knowledge of the project and proposed projects going back to 1986. Therefore, you must understand that there were previous commitments that have not been addressed and must be honored.

Attached are 13 pages of comments and 5 attachments.

Respectfully:

Gordon Murley
President

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CITY PLANNING DEPT.
ZONING ADMINISTRATION

WOODLAND HILLS HOMEOWNERS ORGANIZATION

page 1 of 13

We must respond first to the lack of response in this SDEIR to the inaccuracies in the INITIAL STUDY AND CHECK LIST that were pointed out. Therefore we find that this violates CEQA because the inaccuracies have not been addressed as required in this DEIR. I, Gordon Murley, President and respondent to this DEIR did not, nor did others sent the DEIR, receive the Appendices to the SDEIR which makes it difficult to completely answer this DEIR. Therefore, there should have been an extension to reply that was requested. I did not know until writing this response that there was an Appendices. I got a copy from Mr. Paul Kahn. We also find, that the request from CALTRANS, which is only in the Appendices, does not seem to be fully answered, but it seems to give figures but not at how these figures were derived. For the record. We wish to make sure that the project is not being greatly subsidized by the taxpayers of the State of California and its Counties and the City of Los Angeles.

PROJECT LOCATION AND DISCRPTION

Before going through the document on an Item by Item comment on those that require a comment, we wish to bring certain previous decisions to light that have not been correctly stated in this SDEIR, and by CEQA law must be correctly and adequately addressed.

On January 10th, 1990 the City of Los Angeles mandated a limit of two stories - 30 feet in height to any future development.

It was perceived that the that the zoning of the majority portion of the FUND property was agriculture and RS-1, which would required a limited number of future dwellings. The L.A. City Planning Department through their master plan showed that no industrial or institutional zoning on the undeveloped land.

The Draft Supplemental Environmental Impact report of the Motion Picture and Television Fund APPENDICES, contain a 10 page - three part-- response to the City Of Los Angeles Environmental Review Section, received Mar 1, 1999, from the Woodland Hills Homeowners Organization (W.H.H.O.) that must be read and must be taken into consideration prior to granting any Conditional Use Permit or Variance for this project.

Page 2 Project Description. The scope is changed to become an Institutional development which is inconsistent with the zoning of Community Plan and General Plan.

PRIOR CONDITIONS AGREED UPON BY ALL PARTICIPANTS PRIOR TO THE GRANTING OF THE CONDITIONAL USE PERMIT IN 1986.

On November 20th, 1986, The Motion Picture & Television Fund, (John M. Pavlik, John King), The Woodland Hills Home Owners Organization, (Paul Kahn), ETI (Greg Taylor) Chief Zoning Administrator, (Franklin P. Eberhard), and Department of Building And Safety, agreed on a series of conditions prior to the granting of the Conditional Use Permit in 1986.

B.Z.A. Case No. 3511; ZA 86-0653 (CUZ) (ZV). These conditions are numerated 1 thru 14, and a thru g. These conditions are missing from the material published in this EIR Supplemental. We caution any further consideration of the Conditional Use permit expansion that these conditions are a part of any past or future development approval of the Fund land must be part of any future public hearings.

Some of the requirements of these conditions are found in the EIR Supplemental but are not noted as being required by the 1986 agreement. A number of proposals however are included that are opposed by this 1986 agreement:

#10. "That any further expansion of the Motion Picture and Television Home including, but not limited to, the construction of new buildings or additions exceeding those shown on the involved Master Plan, will be strictly prohibited."

It should be noted that the proposed site plan map on page 12 of the DEIR Supplemental contains a number of proposals that may create legal problems for the City of Los Angeles.

Nine (9) buildings are indicated to be 3 stories high. "The maximum height is not to be over two stories, and not more than 30 feet without and exception to the MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN."

One guest house indicated to be 2 stories high. "Maximum height of One story was set forth in the agreement of November 26th, 1986."

This proposed site plan map shows partial building on the hill. "No building or excavating any part of the HILL as set forth in the prior agreement". See attached documents with this submittal.

This proposed site plan map show many parking spaces to be built on public land. This has not been approved, nor have there been any public hearings on this matter.

There appears to be many violations of the current permitted projects which raises the question of the City of Los Angeles enforcement of existing ordinances and violations going on without recourse by the public. These need to be addressed.

Page ix B. BACKGROUND

There is a great discrepancy between the agreed to two story separate apartments in 1986 and what is currently under construction. All of the so called approvals were done without public hearings as required and certainly no notification was given, so we think that the lack of required notices prevented the public from taking its required administrative relief and thus may have been denied by statute of limitations to properly challenge this. We will have to get proper legal advice on this matter as to whether rights have been violated by various personnel of various City Departments.

Page xvi G. IMPACT AND MITIGATION MEASURE SUMMARY

Earth (Grading)

Environmental Impacts

The grading of the small mound may indeed cause harm to the Oak tree located between the two knolls. There is no mitigation measure put forth that ensures this Oak will remain or not suffer significant damage

There was to be no grading on the large knoll. The comment that "the large knoll is not anticipated to be permanently modified" states that significant grading impacts will be done and is against the promise not to grade the knoll.

Page xvii Cumulative Impacts

There are cumulative grading impacts on this site alone, and the grading that is being done on related projects is significant and to say because they are not adjacent violates CEQA,

Pages xvii & xviii Mitigation Measures

The first seven measures are requirements and cannot be used as mitigation.

To suggest that material may be deposited on public roadways is against all rules of a project that has internal areas for all construction equipment and materials. To suggest that "removal in a timely manner" is a mitigation is not part of mitigating an act that is not mentioned and therefore is illegal.

Haul routes are not a mitigation. They are a requirement.

The fencing around the drip line is a mitigation perhaps when the area to be graded is defined and thus the whole can be looked at. The fact grading may alter its water supply has not been discussed.

Page xviii Impacts after Mitigation

We do not see where there will not be significant impacts on the topography with the extensive grading to "level out the contours". There are currently, what we believe to be illegal building, a significant impact on the topography, namely the view shed.

Page xviii & xix Geological Hazards (Seismicity)

Mitigation Measures

We find that their choosing among three options is unacceptable. From experience from the 1994 quake, even single family residences needed to be put on piles where there was any liquefaction potential. We are of the opinion that this "is" the only mitigation measure.

To use the word "should" in any of the mitigations is fraud on the public.

Pages xxiv – xxv Flood Hazard/Mudflow Hazard

Environmental Impacts

Just increasing the vast amount of impenetrable area due to proposed construction and present construction makes the statement "no change to existing drainage patterns" completely false.

Cumulative Impacts

There are numerous up stream impacts that will significantly impact the lower watershed. How this proposed project would not significantly add to the localized flooding is not explained since more water is more water.

Page xxvi & xxvii BIOTA

Environmental Impacts

The removal of one coastal live Oak and eleven Valley Oaks lies both in the face of the Mulholland Scenic Parkway Specific Plan and the City of Los Angeles Oak Tree Ordinance. In either case has their been a required hearing on this proposal and the intransigent cavalier attitude of the Administration of the FUND that they have a right to whatever they want is totally erroneous.

Pages xxvii & xxviii Cumulative impacts.

Page xxvii. The fact is that the impacts on riparian vegetation on stream banks unacceptable because it would require stream bed alteration agreement and there are no mitigations given.

Page xxviii Replacing mature Oak trees with 2 Oaks is not acceptable because they will not replace the canopies of the removed Oaks. Because, (one), to be in proportion has not been defined. And, (two), it is not acceptable to relocate Oak Trees. And, a bond is not acceptable for that removes any responsibility for survival.

Page xxx Impacts after Mitigations

We do not see the impacts being reduced to insignificant levels. The fact that the word "should" is used in four of the mitigations does not mean that they will be honored. The fact that there may be increased erosion from degraded stream banks is not fully mitigated and will continue to cause deterioration of riparian areas.

Page xxxiii & xxxiv ARTIFICIAL LIGHT

Impacts After Mitigation

Page XXXIV. Impacts after mitigation. The increase in night time illumination is not acceptable due to the rural atmosphere of the surrounding community.

Page xxxiv ZONING

Page XXXIV. Zoning. Not acceptable to revise existing CUP and Zone Variance. It will create great impacts on the zoning in the Community Plan.

Page XXXV. Mitigation Measures. Not acceptable as a new CUP would violate the existing zoning and approved densities.

Cumulative Impacts

The Sagebrush Cantina proposed project certainly would be a significant impact as well as proposed development in the City of Calabasas. So there would be cumulative impacts.

Page xxxv DISTRICT PLAN

The City of Los Angeles does not have a District Plan. They have 35 Community Plans and a General Plan framework. The Community Plans take precedent over the General Plan. The community for this proposed project is the Canoga Park, Winnetka, West Hills, and Woodland Hills Community Plan Area.

Conditional Use Permits and Variances are to be used very judiciously and without prejudice and may not give a special privilege or relieve a self imposed hardship.

Page xxxvi GENERAL PLAN ELEMENTS

Environmental Impacts

Scenic Highways

There is great significant impact on the Scenic Highway. 1. The height of the buildings are above the permitted. 2. The removal of the Oak trees would result in the blight of the view shed. 3. This proposed project has not gone before the Mulholland Design Review Board and should have before committing to doing an EIR that has produce erroneous and misleading information.

Equestrian, Hiking and Bicycle Trails

This does not propose to make the trail go along Mulholland as required by the District Plan (Community Plan) nor does it include a bike trail along Mulholland.

Cumulative Impacts

There are cumulative impacts because each project degrades the view shed even further until it is just another cluttered unsightly area and this project does the most to degrade the Scenic Parkway.

Mitigation Measures

Since no mitigation measures are mentioned, then it follows that UGLY is acceptable and to degrade and area because it is the FUND is permissible.

We find that they must do great mitigations for their proposed project or do findings for overriding considerations that will say they have a right to destroy the Scenic Parkway because it is economically beneficial to the FUND not to care about anybody but themselves.

Page xxxviii TRAFFIC

Environmental Impacts

The information is purely speculative on the part of traffic engineers. Nowhere in the Document including the Appendices has there been mention of the number of employees, volunteers, the number on each shift, nor the maximum of residents for this proposed project. Also not accounted for is the 80% of outpatient services by off campus members. The 20% number for on-campus out-patient services can not be extrapolated unless we know the number of volunteers on top of the residents who would qualify for out-patient services. This still does not limit the number of non-campus out-patients. This could result in another 400 or more visits per day, which means many more cars and trips per day.

In appendix F of the Appendices it states that the intersections are already at E and F.

There is no way the proposed improvements will improve the intersection times with the build out of the proposed projects. The whole interchange design only made worse the traffic. The Old interchange did a much better job of moving traffic. ATSAC is not the answer since it has completely failed on Ventura in Woodland Hills and this intersection and interchange is no different than the reasons ATSAC has failed on Ventura and in Warner Center. All of the proposals will only end up making driving time slower and waiting times at signals longer and increasing driver frustrations which leads to more accidents. Since it has not taken the Sagebrush Cantina project into account, this is completely erroneous information in this study. To try and justify this project on the biased study is a sham and a discredit to good planning.

II. PROJECT DESCRIPTION

A. STATEMENT OF OBJECTIVES

Page 2

We find the last listed objective (number 15 is they had been numbered) creates a different objective than the ones before. The "FOCUS ON PROVIDING ASSISTED LIVING RESIDENTIAL UNITS, RATHER THAN INDEPENDENT LIVING RESIDENTIAL UNITS", brings into question how valid is the proposed project as stated versus that this will become an Institutional project that will take great government subsidies under current legislation. This will change the whole character of the scenario painted and greatly change the need for public transportation and the requirement under assisted living as to the number of employees and the number of licensed beds that are not accounted for under the proposed development. We see obfuscation of the real intent of this project and not the one outlined in the proposal. We object under CEQA that this violates disclosure of what the project is and the affect on the environment.

D. BIOTA

Page 78

We find under City of Los Angeles, the statement that they only have to consult before removing Oak tree is reprehensible. The Mulholland Scenic Parkway Specific Plan as well as the City Oak Tree Ordinance does not state this. This requires public hearings. This gross cavalier attitude that they, the FUND, do not have to plan in their proposed development to preserve not only native species and the View Shed in the Mulholland Scenic Parkway is unacceptable, and this cannot be tolerated by anyone who is elected to public office in the City of Los Angeles.

Page 82

This fails to state that the FUND has done nothing in the years they have owned the land to clean or clear this area. There is a high probability that the FUND did harm to this area by renting the land as agriculture and did not oversee that the stream bed was not impacted and that no contaminated material was discharged or placed in this riparian area.

Page 89

This indicates that there are significant impacts on the animal species and there are no mitigations that can correct it other than "NO PROJECT".

Page 90

Again they are touting removing a dozen Oaks of which eleven are endangered Valley Oaks in the San Fernando Valley.

The narrow, self-serving interpretation on the stream bed shows that there will be serious effects on the riparian area and the FUND has no concern about what it destroys.

Mitigation Measures

Page 91

None of the mitigation measures are acceptable under the Oak Tree Ordinance or the Mulholland Scenic Parkway Specific Plan. This assumes they have a right to remove Oak trees.

Cumulative Impacts

These impacts are not acceptable because they are very significant on wildlife and this statement is totally contradictory to the statement in the preceding paragraph.

Mitigation Measures

These are stated as recommendations not as mitigations. It violates CEQA because it does not spell out 1. That they will be done. 2. It does not state how they will mitigate.

F. LIGHT

This violates the Mulholland Scenic Parkway Specific Plan. The FUND acts as if it does not exist and CEQA requires that all specific plans must be addressed.

There is a requirement that all projects go before the Mulholland Design Review Board.

This plan is totally unacceptable.

G. LAND USE

1. Zoning

The whole premise from pages 106 to 112 is that they have a right to what ever they want. If this was true there would not be a DEIR supplement. This request is for a very different project and a greater density that was proposed in 1986 and with conditions approved by the Woodland Hills Homeowners Organization. What has occurred since is not brought out. There have been numerous closed door negotiations that violate Los Angeles City Ordinances and disenfranchise the public from asserting its administrative relief and thus deny them access to relief from judicial system of the State of California.

On page 109 under Mitigation Measures it states: "NONE REQUIRED WITH APPROVAL OF A NEW CONDITIONAL USE PERMIT." We find this curious since they have not been granted a new conditional use permit and this is as it says "conditional". Therefore for the conditions set forth may not be the ones the FUND has been quietly pushing behind closed doors and has not been forthright in its presentations to the public or in meetings with the Woodland Hills Homeowners Organization.

2. Community Plan

On page 10 it says the FUND must obtain a variance for "institutional" uses says that they must make the findings. These findings cannot be legitimately made and would be a violation of law to fabricate or grant a special privilege which is a violation of the ordinance.

3. General Plan

Page 114 in the first paragraph states that "The portion of Mulholland Drive from the 101 Freeway westerly to Mulholland Highway is designated as a Scenic Parkway. However, the project site is located outside the limits of the designated Scenic Parkway." Since the Scenic Parkway has an inner and outer corridor that is a half mile wide it is difficult to understand how they are not in the Scenic Corridor.

M. TRANSPORTATION AND CIRCULATION

Page 125 Local Public Transit Services

This glosses over the deficiencies of the lack of a transportation system that get the workers they will hire from the areas in which they reside. For most of their workers they will end up driving cars because on an eight hour work day they will spend a minimum of four hours getting to and from work. The time spent if they work 10 or 12 hour shifts will increase by 30 minutes to one hour for each direction. The buses that are mentioned are over crowded and

late in the peak travel periods. They do not make timely connections or even connections with the transportation in the areas they workers reside.

Page 167 to 170 Mitigation Measures

None of the proposed street improvements will increase traffic flow. The 101 – Ventura interchange has greatly reduced travel times. The signals in all directions preclude any increase in travel times and the ramps and queue areas too short to accommodate the current amount of traffic for most of the day between 7:00 am and 7:00 pm. Monday through Friday and sometimes on Saturday.

It is interesting that Figures 41 through 46 do not show any traffic nor do they show the daily parking on the Mulholland median directly in front of the FUND existing development.

2. Parking

On page xlviii and 183 there is a bullet that alludes to a subterranean parking structure that does not appear anywhere in this document when it talks about parking. Either this is an example of the poor quality of this EIR or it has been deliberately left out for reasons that would then be brought forth later for greater expansions than is mentioned herein.

On page 172 we find that the parking requirements for the “Retirement Community” are less than the number of workers that will be assigned to these buildings. Once again without the figures of employees no determination of the number of parking spaces on site can be made.

We also object to any FUND employees, volunteers, residents, or visitors having parking for the FUND be allowed to use public right of way for their development.

This project must exceed the minimums for City Parking requirements.

N. PUBLIC SERVICES

Not only did the Fire Department state that response time is inadequate, but the fact that all intersections that lead to this proposed project will be at most times E or F says a lot about what is being proposed. Also, there is no mention of Emergency Paramedic Services. Since there is a Hospital already on site, this proposed project should not have the right to call Paramedic services but should supply their own emergency services.

Q. AESTHETIC/VIEW

THROUGH ALL OF THE VERBAGE FROM PAGE 213 THROUGH 232 THE CONCLUSION IS THAT THE VIEW FROM MULHOLLAND DRIVE WOULD BE SIGNIFICANTLY ADVERSELY IMPACTED.

VII. ALTERNATIVES

A. NO PROJECT (BUILDOUT OF ENTITLEMENTS)

ALTERNATIVE A. (Page 240 through 246)

No project is preferable because it does the least amount of damage in all areas discussed. It requires the least mitigations and does the least damage to the Mulholland Scenic Parkway Specific Plan which has already been violated by the FUND with its current project which the City of Los Angeles violated its own Ordinance.

26. Conclusion: This conclusion arrives that less development will increase operational emissions, energy consumption, ad wastewater, and a significant impact to the Community Plan. This is fallacious to say that more development as the proposed project dictates will lessen all of the above. This is an added insult to this community.

Therefore this is the superior project.

B. CHANGE IN LAND USE: EXISTING ZONING

Page 247 The results of grading is totally unacceptable because it would change land forms and remove the existing knoll.

Page 248. Hydrology increases the amount of run off that is totally unacceptable.

Page 248. Biota. This is not acceptable because it greatly damages riparian habitat and does not even address animal habitats or raptor.

Page 249. (8) Zoning. This is in direct conflict with paragraph 2, page 247.

Page 250. (9) Community Plan. This is incorrect because it is more intense than the General Plan and the Community Plan. It violates the Mulholland Scenic Parkway Specific Plan.

C. CHANGE IN LAND USE: COMMUNITY PLAN

Page 254. (1) Change in Land Use. Grading is unacceptable. It would remove the natural knoll.

Page 255. (4) Hydrology. Unacceptable.

Page 256. (5) Biota. This is unacceptable as stated previously that it doesn't name what the impacts would be or how the problem will be solved or mitigated.

Page 256 (7) The lighting violates the Mulholland Scenic Parkway Specific Plan.

(8) Zoning. Unacceptable as it will exceed the density of the zoning.

Page 257 (9) Community Plan. This cannot be consistent. It would exceed zoning.

Page 257 (12) Parking. Would be much more significant.

D. CHANGE IN SITE PLAN: REDUCED HEIGHT ON SOUTHERN PORTION OF SITE

Page 261. (1) Grading. Totally unacceptable on what the total impact would be.

Page 262. (4) Hydrology. The amount of impervious surface increase makes this totally unacceptable for the amount of run off increased.

Page 262. (5) Biota. Unacceptable because of the amount of grading impact on Oak trees and both animals and raptor species.

Page 263. (7) The lighting violates the Mulholland Scenic Parkway Specific Plan,
(8) Zoning. This is unacceptable as the proposed project requires a Conditional Use and Zone Variance.

Page 263 (9). Community Plan. Same as #8 above.

Page 263. (10) General Plan. It will require a General Plan Amendment and this is not acceptable.

Page 266. (26) Conclusion. This is not acceptable for same reasons that the FUND states, as stated here and correlates with our previous comments.

E. CHANGE IN SITE PLAN: NEW CONSTRUCTION LIMITED TO DEVELOPED PORTIONS OF THE SITE.

Page 267 (1) Grading. Grading for this is far superior to the proposed project.

Page 268. (4) Hydrology. While superior to the proposed project its still would increase run off.

Page 268. (5) Biota. It does not explain how it would protect animal and bird populations.

Page 269. (7) The lighting violates the Mulholland Scenic Parkway Specific Plan,
(8) Zoning as with the proposed project it will require a Conditional Use and Zone Variance which is not acceptable.

Page 269 (9) Community Plan . Ibid. – same as before.

Page 272. (26) Conclusions. This one is superior to the proposed project because it would result in only building on the Northern portion of the site. But not superior to NO PROJECT.

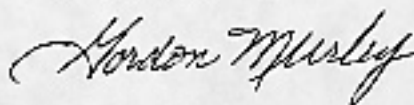
The discrepancies and omission of CEQA as previously pointed out in this response shows the incompleteness and possible bias of this DEIR. These facts relate directly to impact.

ATTACHMENTS:

1. Letter from John King of the Fund promising to preserve HILL. (Attachment A)
2. Agreed upon conditions for granting cup in 1986.(Attachment B)
3. One page 2 photos of HILL with trees growing on it. (Attachment C-1)
4. One page of 2 photos showing illegal parking on public island (Attachment C-2)
5. Topography map showing Hill and Coastal Live Oak Trees copied from the Fund's EIR No. 391-84- CUZ 1984 (Attachment D)

We find this SDEIR an assault on the Community Plan, General Plan and the Mulholland Scenic Parkway Specific Plan that would make a mockery of good and long term planning that has taken place over the years. The FUND cannot by City Code receive special treatment nor does CEQA allow special treatment and this is what is being asked for by the FUND.

Respectfully



Gordon Murley
President
Woodland Hills Homeowners Organization

Fax to: Mr. LATEEF SHOLEBO, PROJECT COORDINATOR, LA CITY PLANNING, 213-580-5421 4pgs.

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June 15, 2001

RECEIVED
CITY OF LOS ANGELES
JUN 15 2001
ENVIRONMENTAL
UNIT

EIR Case No.: 84-0391 - CUZ - ZV- Supplemental

Project Name: Motion Picture Television Retirement Home

Reference Nos: SCH # 99021016

Location: 23450 Calabasas Road, Los Angeles

Lateef Sholebo, Project Coordinator
Department of City Planning
221 N. Figueroa St. Room 1500
Los Angeles, Ca. 90012

CON HOWE
Director of Planning

JIMMY LIAO
City Planner
Environmental Review Section

NOTICE NOTICE NOTICE NOTICE

ON NOVEMBER 20th, 1986, A SERIES OF CONDITIONS WERE AGREED UPON THAT WILL IMPACT ANY FURTHER EXPANSION OF THE MOTION PICTURE AND TELEVISION FUND SITE. THESE AGREED UPON CONDITIONS HAVE NOT BEEN ADDRESSED IN THE EIR SUPPLEMENT. THESE CONDITIONS, AGREED TO BY THE REPRESENTATIVES OF THE FUND, THE WOODLAND HILLS HOME OWNERS ORGANIZATION, THE CHIEF ZONING ADMINISTRATOR, AND THE DEPARTMENT OF BUILDING AND SAFETY, BOARD OF ZONING APPEALS, AND FILED UNDER 20700800072, AND DOES TAKE PRECEDENCE OVER ANY FURTHER APPROVAL.

NEIGHBORHOOD

The old Motion Picture Relief Fund bought 44 acres from the John Show Ranch for \$850 an acre. In the early 1940's this non-public self insured membership of the Motion Picture industry developed 16 acres. At the time this site of Los Angeles was in a rural setting of open fields, horse ranches, sparsely built tracts of homes that was far removed from heavily developed institutional, commercial, industrial and concentrated residential areas. The Fund's development presented little negative to the safety, utilities, traffic, parking, transportation, public services, aesthetic views, cultural resources, biological resources or the unique ambiance of Woodland Hills.

As the population of Southern California grew in the next 50 years, especially after WW II, the area of the western edge of Woodland Hills exploded. Though this area was a good distance from their employment a number of people wanted to live in an area that had a rural setting. A place that they could come home to in the evening and enjoy the ambiance and quiet. During the growth period the Fund was considered as part of this local community atmosphere. It was perceived that the that the zoning of the majority portion of the Fund property was agriculture and RS-1, which would required a limited number of future dwellings. The L.A. City Planning Department through their master plan showed that no industry or institution zoning on the undeveloped land.

On January 10th, 1990, the City mandated that a limit of 2 stories - 30 feet height to any future building.

An examination of the EIR Supplement now indicates that the Fund plans on forever the area by asking, through the use of Conditional Use Permit process, that the Zoning laws, be changed. And by so doing will have a negative impact on our properties, our safety, our way of life, our health, our children's future, etc.

The Draft Supplemental Environmental Impact report of the Motion Picture and Television Fund APPENDICES, contain a 10 page - three part— response to the City Of Los Angeles Environmental Review Section, received Mar 1, 1999, from Paul Kahn, of the Woodland Hills Homeowners Organization (W.H.H.O.) that must be read and must be taken into consideration prior to granting any Conditional Use Permit for this project. And this is in addition to the prior conditions at the top of this document titled: "NOTICE."

Page 2 Project Description. The scope is changed to become an industrial development which is inconsistent with the zoning of Community Plan and General Plan.

PRIOR CONDITIONS AGREED UPON BY ALL PARTICIPANTS PRIOR TO THE GRANTING OF THE CONDITIONAL USE PERMIT IN 1986.

On November 20th, 1986, The Motion Picture & Television Fund, (John M. Pavlik, John King), The Woodland Hills Home Owners Organization, (Paul Kahn), ETI (Greg Taylor) Chief

Zoning Administrator, (Franklin P. Eberhard), and Department of Building And Safety, agreed on a series of conditions prior to the granting of the Conditional Use Permit in 1986. [B.Z.A. Case No. 3511: ZA 86-0653 (CUZ) (ZV). These conditions are numerated I thru 14, and a thru g. These conditions are missing from the material published in this EIR Supplemental. We caution all who are involved in any further consideration of the Conditional Use permit expansion that these conditions are a part of any past or future development approval of the Fund land.

Some of the requirements of these conditions are found in the EIR Supplemental but are not noted as being required by the 1986 agreement. A number of proposals however are included that are opposed by this 1986 agreement:

#10. "That any further expansion of the Motion Picture and Television Home including, but not limited to, the construction of new buildings or additions exceeding those shown on the involved Master Plan, will be strictly prohibited."

It should be noted that the proposed site plan map on page 12 of the EIR Supplemental contains a number of proposals that cannot be accepted by the City Of Los Angeles without encountering possible legal action.

Nine (9) buildings are indicated to be 3 stories high. **THE MAXIMUM HEIGHT MUST NOT BE OVER TWO STORIES HIGH AND NOT MORE THAN 30 FEET HIGH MANDATED BY CITY ORDINANCE AND THE MULHOLLAND DRIVE SCENIC ROUTE REQUIREMENTS.**

One guest house indicated to be 2 stories high. **MAXIMUM HEIGHT ONE STORY AS SET FORTH IN THE AGREEMENT OF NOVEMBER 26TH, 1986.**

This proposed site plan map shows partial building on the hill. **NO BUILDING OR EXCAVATING ANY PART OF THE HILL AS PER PRIOR AGREEMENT. SEE ATTACHED DOCUMENTS TO THIS SUBMITTAL.**

This proposed site plan map shows many parking spaces to be built on public land. **THIS TAKING OVER OF PUBLIC LAND WILL NOT BE PERMITTED.**

This proposed site plan map shows a private street to be built on public land. And this private road is shown to open on to Valmar which is not permitted by prior agreement. AND NO PUBLIC LAND TO BE TAKEN FOR USE BY A PRIVATE FUND.

EIR Supplemental page xxv Flood Hazard/ Mudflow Hazard. The significant impact with their numerous additions of structure, paving, and access/egress ways will add increase storm run off. This proposed site plan shows a water way that seems to be connected to the natural water course. Federal laws prevent changing a natural water course.

The proposed site plan shows 7 "pavilions". Discussion with the Fund representatives indicates that these are to be open, and not enclosed developments. One of these "pavilions" now being built near Stark Villa #1 seems to be an enclosed edifice which may be used for housing which must not be permitted.

This proposed site plan shows the mass areas of all the proposed structures to be exceptionally large in relation to the land site that in effect will have an industrial appearance. Or, the appearance of prison buildings as seen in Lancaster. Or the appearance of low income apartment complexes which do not fit in the established ambiance of this area of Woodland Hills. THIS IS NOT TO BE PERMITTED.

EIR Supplemental page xxi; Air quality (construction) states that the construction will have a short term impact on the surrounding area. The construction will be accomplished presumably in phases, which with the Fund planning future expansion can only be considered to mean "many years."

Also pertains to Construction Noise.

Artificial Light EIR Supplemental page xxxiii. SEIR states that the new lightening sources would not be considered a significant impact. As a presently conceived rural residential area, the addition of numerous exterior light fixtures in all the new parking areas will have a significant adverse impact on all its neighbors.

ZONING: EIR Supplemental page xxxiv,. Adverse to what the SEIR implicates, the cumulative impact to all of the proposed projects for the Fund is significant. The term "distance"

does not lessen the impact and "site specific" seems to be a nice catch phrase by the writers of this report to less on any influence on the surrounding neighborhood.

Current Zoning on the site was established by the City under its plan Consistency Program (AB 283) and imposed by ordinance No. 165,479 and adopted on January 10th 1990. R-3 is on one acre of the site. RA-1 zone is on 6.8 acres, remaining 37 acres are zoned RA-1xL.

Hospital and Hospital related facilities are not allowed under City of Los Angeles Ordinance 165479. January 10th, 1990, Plan Consolidation Program (AB 283) without approval of a Conditional Use Permit. Therefore this Conditional Use Permit being requested by the Fund must be DENIED. It flies in the face of the Community Plan for this area.

74% of the entire 44 acre Fund owned parcel, 32.6 acres (the southerly portion of the site) is designated for low density residential use which permits 4-9 homes per gross acre; less the 2 acres reserved in the City plan for open space. This totals out to approximately 30 acres of homes with approximately 10,000 square foot lots which is common in this area (including streets, sidewalks, etc.) or 131 homes. The average home would have 2 adults and 2 children. Or a total of 522 people. Approximately 2 cars per home means only 262 cars. No need for almost 1000 parking spaces as put forth in the EIR Supplement.

It was this protective zoning that encouraged most of use to put our savings and in effect our future in purchasing homes in this area. If this "guaranteed" zone is permitted to be changed by the conditional use permit process then either the culprit Fund or the City of Los Angeles will have to accept the consequences of responsibility.

TO PREVENT CREATING AN INSTITUTIONAL APPEARING DEVELOPMENT, THE PRESENT ZONING OF THIS PROPERTY MUST NOT BE CHANGED BY THE GRANTING OF A CONDITIONAL USE PERMIT

If this were to be granted our homes will lose value.

Current real estate laws require full disclosure by sellers to buyers. By permitting institutional development and its traffic, safety, health, amenities, noise levels, air quality problems; this will have to be disclosed to any home buyers, and in effect will reduce the price of a home in comparison to other similar homes in an industrial-free location of Woodland Hills.

Furthermore, page 110 of the EIR reminds us that "The Housing section of the Community Plan states, 'Singles family housing ... shall be limited to Two Stories *as should residential development west of Mulholland between Valmar Road and Ventura Boulevard.*'" This must be adhered to and the rulings of one person, whose job requires that he must protect this and every community from over building, should not be permitted to rule against the majority of citizens who must be protected. Discretionary decisions is unlawful without public hearings.

COMMUNITY PLAN.

The Community Plan, shows distinctly on page 110 of the EIR Supplemental that there is only a minor designation as to health care for this Fund Site (where the present developed buildings are)--only on the most northern several acres of the Fund Site. This designation has purposely not been included on the balance of the site on the Community Plan to limit unwarranted expansion and intrusion. Any effort to convert to institution zoning would be contrary to the character of the surrounding neighborhood, and considered a gross intrusion and will not be permitted. The City cannot support any other findings due to conditions agreed upon, as outlined in the 1986 agreement discussed above, for the 1986 CUP -- which includes twenty one agreements with two additional agreements found in another document. This prevents any other conclusion.

PROTECTION OF THE HILL ON THE SOUTHERN PORTION OF SITE. [Photos of a partial portion of the hill taken from Mulholland Drive, showing some of the trees, are attached to this submittal.]

We are most concerned with the aesthetics of the site.

To view this hill that is on the property, as you drive on Mulholland Drive, is most pleasing. Around this hill the Chumash Indian Tribe as well as the Tataviam and Tongva Tribes had their encampments or villages. In fact, the writers of the EIR Supplement did not disclose the archaeological site CA - LAN- 1060, and the paleontological site LACM 3173.

The base of this hill is close to the natural water course that has been present for centuries. In 1984, we the local citizens living in this area were in negotiations with representatives of the Fund when they desired to expand their facilities. At that time we repeated our concern for

maintaining this aesthetic topography. And to win us over to their expansion desires, JOHN M. KING, Director of Planning for the Motion Picture and Television sent us a letter dated August 11th, 1986 addressed, "Dear Neighbor". In this letter not only is it promised to keep internal parking as hidden as possible, and a statement, "It is our desire to make the Country House and Hospital not only a social asset to the community, but a physical asset as well." It goes on, "... to plant trees, shrubs and flowers in the same manner as we have in the acres we now use, and to preserve the hill area at Valmar and Mulholland as landscaped open space."

And most recently, on January 13th, 2000, RICHARD M. HUTMAN, and Carol Pfannkuche, Director of Public Affairs representing the Fund made presentations to our Executive Board, (re: Ms. Pfannkuche's January 14th, 2000 letter to Mr. Kahn concerning this meeting.) Mr. Hutman said that the subject hill will be left alone and not removed. Besides being a most appreciated amenity with its fully grown trees. The Fund's EIR Supplemental belittles the hill by offering a rumor concerning its origin. We further refer you to page 18A of the Fund's EIR Draft Report No. 391-84-CUZ (ZU) for topography map showing where full grown oaks are located on the hill. We further refer to page 47B for black and white photos showing the hill. PHOTOS OF THE HILL AND A COPY OF TOPOGRAPHY MAP ENTITLED "BIOTIC COMMUNITIES" THAT APPEARS ON PAGE 18a of EIR NO. 391-84-CUZ (ZV), WHICH PIN POINTS SOME FULLY GROWN OAKS ON THE HILL INDICATED WITH ASTERISK (*) HAVE BEEN ATTACHED TO THIS SUBMITTAL.

Its must be noted that a photograph of this hill and its trees have been eliminated from the photographs on page 80 of the 2000 EIR Supplement. But the hill is shown on every topography map of the southerly portion of the Fund's site including public topography maps as well as topography maps included in this EIR Supplement. And on page 221 and 233 it notes the "hill sides" under Views and Viewshed.

We depended on the honesty of the representatives of the Fund. And therefore, when the EIR Supplemental now indicates that the HILL will be disturbed we are forced to believe that any Fund promises in writing or verbal may not be kept. And, if this is the case, all that is presented in the EIR is suspect of lack of good faith, honesty and integrity and therefore all promises made cannot be depended upon. Therefore the entire project with any promised mitigation's must be denied. AND NO CONDITIONAL USE PERMIT TO BE GRANTED. Once again, we

demand that our neighborhood be protected from institution intrusion that will impact our safety, home values, etc.

TREES

THERE IS NO RIGHT TO CUT DOWN FULL GROWN OAK TREES ON AN ACRE OR MORE LAND UNDER THE MULHOLLAND SPECIFIC PLAN WITHOUT A PUBLIC HEARING.

POPULATION

The Fund representatives have never responded to the neighborhood's request for the daily total number of people living and working on this Fund Site. This EIR contains additional future population projections with out total disclosure. We believe that a disclosure of this type would cause disapproval of the CUP that is being sought for the entire future project. A reminder that the City General Plan, page 64, permits 1700 people on the entire 44 acres. And, there is no information of the total number of people including all employees and member resident/patients current ---and future---there will be if expansion requested is approved.

TRAFFIC

We question the traffic surveys done more than TWO years ago in 1999. This does not reflect the true traffic count of 2001.

Traffic trips at the Fund Site in 1999 was 4659 vehicle trips a day. We ask that this total be updated to 2001 counts which is much higher. And, at that time, 1999, the congestion ratings at the important intersection of Mulholland Dr. and Calabasas road was rated at LOS F. The worse rating and most congested that is used. Now new development proposed in the Fund's EIR will cause an ADDITIONAL 3718 trips a day — added to the 4659 trips already generated, resulting in a total of 8377 trips a day (almost a doubling). The resulting congestion at this intersection will be way beyond LOS F. How will emergency police and fire departments get to us when they will have to await their turn to get through this over burdened intersection? All

police, fire department, paramedics stations are north of this intersection and the Ventura Freeway.

This cannot be permitted. And, if the Zoning Administrator permits this to occur a substantial inquiry may have to take place.

Further, the SEIR comments to have 154 inbound trips and 169 out bound trips which indicates that there is no balance in their disclosures. THEREFORE THE INFORMATION IS ERRONEOUS AND UNRELIABLE.

Please note at this time, that the EIR Supplemental contains a number of discrepancies. For example, on page XXIII 3718 vehicle trips will be added. On page 60 it states that 2708 vehicle trips will be added. How can readers be sure of anything in this report.

PARKING

The EIR Supplemental states that there are 334 parking spaces on the Fund Site. It further states that the additional development sought will require an additional 420 more spaces—or double of what was there in 1999.

Then on page 15 the Fund proposes that they be obviously credited with 130 spaces to be provided to them by the City, using the City right of way. This is not acceptable and public property cannot be donated to a private owner which the Fund actually is— a private insurance fund, not a public enterprise.

Please note that in 1986 representatives of the Fund promised that they will direct their employees and residents not to park on the public median. During the 15 years that passed since every weekday numbers of cars are parked there. All these cars are from no other source than the Fund employees or residents. The Fund now complains that the City has not landscaped this median. Their only comment. And, if the Fund is required by the City to currently have 334 parking spaces (page 171) and this EIR Supplemental boasts that the campus currently has 496 spaces, page 171. why do their employees and residents have to park on public land and help destroy the ambiance of our neighborhood? (Unless there are more people working and living there then is known by the authorities.)

Parking on page 171. There is no documentation that indicates know many employees they have per shift and therefore how many parking spaces are required for current and increased employment for the proposed project. And no documentation on how many visitor parking places are purposed for the project. And lastly there is no documentation as to the number of parking spaces for the residents of the proposed project. There is significant impact on the site of the purposed project.

PHOTOS OF A PORTION OF THE ILLEGAL PARKING PERMITTED BY THE FUND ON THE CITY OWNED MEDIAN IS ATTACHED TO THIS SUBMITTAL.

On page 183, we learned that the Fund may build a subterranean parking structure, and the Fire Department admonishes that proper support for overhead vehicles must be provided.

BUILDING HEIGHT RESTRICTIONS.

ON March 5th, 1990, The City passed an ordinance, No. 165479 that no building shall be over two stories in height.

In 1986 The Fund received permission to build two buildings that were to be located in the center area, of the plan map three story high. This permission was granted for only 180 days. And if development had not occurred, no reason was listed as acceptable to extend this time, then the permission would be denied. Stark Villa I was not built on the Exhibit A approved Master Plan's designated foot print which makes it easily seen from Mulholland Drive. The Funds intent to expand by circumventing the planning agreements made by al of our communities is not to be permitted.

No grand-fathering of this 1986 permission will be extended more than fifteen years, noting that permission was granted for only 180 days. And this permission was for only 2 properly placed Stark Villas and no other buildings fall under this permission. Therefore all designated 3 story buildings that are proposed on EIR Supplemental page 12, "proposed site plan" is denied.

Furthermore, the 2 story guest house also shown on the "proposed site plan", page 12, must be one story limited to 16 feet high, as directed by James Crisp, Board of Zoning Appeals, Oct 28, 1986, and dictated by the agreement of November 1986, page 2, as discussed above.

MULHOLLAND SCENIC DRIVE

Mulholland Drive is designated as Scenic Drive with rules that include no building that could be seen from its path shall be more than two stories in height.

This rule stipulates that all development within 500 feet must comply that buildings must not be more than 2 stories high. Other numerous requirements must be demanded by the City of all those that wish to develop in this corridor. We found that there are many buildings that are included on the Site Plan, page 12 of the EIR Supplemental that designated 3 stories. We look to our Planning Department to demand that the Fund comply with City Ordinance as well as Mulholland Scenic Drive regulations.

"The Motion Picture and Television Fund hospital ... (is the only hospital) ... as there are no other hospitals, convalescent homes, or schools located" in this area, (page 58). The Planning authorities must not force an intrusive institution with no public benefit (except the rarest of medical emergencies) to be permitted to impact our lives, health, safety, and home values.

Fire and Safety, EIR Supplemental xlv. Being that the proposed Fund projects will significantly increase traffic, response time will be adversely impacted. Any change to response time will significantly impact property loss.

MITIGATION(S)

Of the mitigations that are offered by the Fund through out the EIR Supplemental, a large number are not acceptable. The mitigations that are not acceptable will be found on the following pages in the EIR Supplemental: xxi, xxiii, xxviii, xxx, xxxi, xxxiv, xxxvii, xxxviii, xli, xlii, xliv, xlix, lvi, lx, lxvi, lxvii, 35, 55, 102, 105, 109, 119, 176, 198, 203 and 233.

The mitigation on page lxvi is an example of an unacceptable statement that it is a mitigation:
Entitled: ADVERSE IMPACTS AFTER MITIGATION.

"With implementation of proposed mitigation measures, the Proposed Project would still alter the visual character and views from surrounding streets. However, with exception of views from Mulholland Drive, these impacts would be less than significant. Visual character and views looking north from Mulholland Drive would be significantly, and unavoidably altered." ALL WHO READS THIS SHOULD KNOW THAT MULHOLLAND DRIVE RUNS THE ENTIRE LENGTH OF THE FUND SITE AND PRESENTS THE GREATEST VIEWSHED OF THIS SITE. AND, MULHOLLAND DRIVE IS A SCENIC VIEW SITE WITH ESTABLISHED

LAWS THAT MUST BE FOLLOWED BY THE AUTHORITIES OF THE CITY OF LOS ANGELES.

Significant Negative Impacts:

Mitigation measures on page 34-35. These are not mitigation's but only recitals of existing requirements. They are no mitigations.

Impacts after mitigation on page 35 was never mentioned in mitigations of importing of the material.

Public right of away mitigations measures on page 34 to use public roads is not acceptable for storage.

Comparing the information on storm water run off from pages 70-73 line a is at capacity. They will connect line b to line a and there is no way that they can keep line a from being impacted by waters from line b.

Page VIII. Project location and description is unacceptable to current zoning and Community Plan.

Page XVI. Impact of mitigation measures summary grading: Excessive amount of grading.

Page XVII. Mitigation measures are merely a recitation of City requirements and not mitigations.

Page XXV. Mitigation measures. Finished floor elevations cannot be a mitigation measure. Also the design of the bridge cannot be a mitigation measure.

Page XXVI. Biota. The removal of 11 Oak trees is totally unacceptable because it shows total insensitivity to designing a project to insure saving valuable trees which are part of the community and viewshed.

Page XXVII. The fact that the impacts on riparian vegetation on stream banks is unacceptable because it would require stream bed alteration agreement and there are no mitigation given.

Page XXVIII. Replacing mature Oak trees with 2 oaks trees is not acceptable because they will not replace the canopies of the removed Oaks. Because, one, to be in proportion has not been defined. And, two, it is not acceptable to relocate Oak Trees. And, a bond is not acceptable for that removes any responsibility for survival.

Page XXXIV. Impacts after mitigation. The increase in night time illumination is not acceptable due to the rural atmosphere of the surrounding community.

Page XXXIV. Zoning. Not acceptable to revise existing CUP and Zone Variance.

Page XXXV. Mitigation Measures. Not acceptable as a new CUP would violate the existing zoning and approved densities.

The discrepancies and diminutive opinion as previously pointed out in this shows the incompleteness and possible bias of the SEIR. These facts relate directly to impact.

ALTERNATIVE A. (Page 240)

No project is preferable because it does the least amount of damage in all areas discussed .
Therefore this is the superior project.

ALTERNATIVE B. (Page 247)

The results of grading is totally unacceptable because it would change land forms.

Page 248. Hydrology increases run off that is totally unacceptable.

Page 248. Biota. This is not acceptable because it greatly damages riparian habitat and does not even address animal habitats or raptor.

Page 249. (8) Zoning. This is in direct conflict with paragraph 2, page 247.

Page 250. (9) Community Plan. This is incorrect because it is more intense than the General Plan and the Community Plan.

Page 254. (1) Change in Land Use. Grading is unacceptable.

Page 255. (4) Hydrology. Unacceptable.

Page 256. (5) Biota. This is unacceptable as stated previously that it doesn't name what impacts would be or how the problem will be solved.

Page 256 (8) Zoning. Unacceptable as it will exceed the intensity of the zoning.

Page 254. (9) Community Plan. This cannot be consistent. It would exceed zoning.

Page 254. (12) Parking. Would not be significant as it says they do not know how to meet the requirements.

Page 261. (1) Grading. Totally unacceptable on what the total impact would be.

Page 262. (4) Hydrology. The amount of impervious service increase makes this totally unacceptable for the amount of run off increased.

Page 262. (5) Biota. Unacceptable because of the amount of grading impact on Oak trees and both animals and raptor species.

Page 263. (8) Zoning. This is unacceptable as the proposed project requires a Conditional Use and

Zone Variance.

Page 263 (9). Community Plan. Same as #8 above.

Page 263. (10) General Plan. It will require a General Plan Amendment and this is not acceptable.

Page 266. (26) Conclusion. This is not acceptable for same reasons that the Fund states, as stated here and correlate with our previous comments.

Page 267 (E) Change in Site Plan. (1) Grading. Grading for this is far superior to the proposed project.

Page 268. (4) Hydrology. While superior to the proposed project its still would increase run off.

Page 268. (5) Biota. It does not explain how it would protect animal and bird populations.

Page 269. (8) Zoning as with the proposed project it will require a Conditional Use and Zone Variance which is not acceptable.

Page 269 (9) Community Plan . Ibid. – same as before.

Page 272. (26) Conclusions. This one is superior o the proposed project because it would result in only building on the Northern portion of the site.

The discrepancies and diminutive opinions as previously pointed out in this response shows the incompleteness and possible bias of this SEIR. These facts relate directly to impact.

DENY THE GRANTING OF CONDITIONAL USE PERMIT.

Paul Kahn

PAUL KAHN

The following items will be included with a copy of this submittal by mail.

Agreed upon conditions for granting eup in 1986.(Attachment B)

One page 2 photos of HILL with trees growing on it.

One page of 2 photos showing illegal parking on public island

Letter from John King of the Fund promising to preserve HILL.

Topography map showing Hill and Coastal Live Oak Trees copied from the Fund's EIR No. 391-84- CUZ 1984

RECEIVED
CITY OF LOS ANGELES

June 7, 2001

JUN 14 2001

ENVIRONMENTAL
UNIT

Ron and Joan Rutberg
4772 Excelente Drive
Woodland Hills, CA 91364

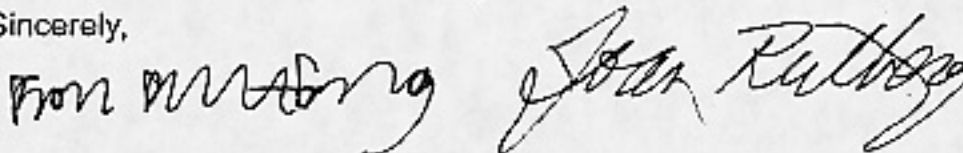
Environmental Review Unit
City of Los Angeles Planning Department
221 N. Figueroa, 15th Floor
Los Angeles, California, 90012

To Whom It May Concern:

We would like to express our complete support of the Motion Picture and Television Fund and their plans to revise their Master Plan for their Woodland Hills campus, as described in their Environmental Impact Report that was released this past May.

As long-time residents of Woodland Hills, we absolutely support the MPTF and the services they provide to the elderly and retirees of the entertainment industry. It is our sincere hope that the MPTF's Master Plan is approved so that they can continue providing the excellent and much needed services that they offer to their residents.

Sincerely,



Ron and Joan Rutberg

Environmental Impact Report Number 84-391 cuz-zv-supplemental

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JUN 14 2001

June 7, 2001

ENVIRONMENTAL
UNIT

Doris Magro
22525 MacFarlane Drive
Woodland Hills, CA 91364

Environmental Review Unit
City of Los Angeles Planning Department
221 N. Figueroa, 15th Floor
Los Angeles, California, 90012

To Whom It May Concern:

I would like to express my complete support of the Motion Picture and Television Fund and their plans to revise their Master Plan for their Woodland Hills campus, as described in their Environmental Impact Report that was released this past May.

As a long-time resident of Woodland Hills, I absolutely support the MPTF and the services they provide to the elderly and retirees of the entertainment industry. I hope the MPTF's Master Plan is approved so that they can continue providing the excellent and much needed services that they offer to their residents.

Sincerely,

Doris Magro

Environmental Impact Report Number 84-391 cuz-zv-supplemental

Teri Fisher
5535 Jed Smith Rd..
Hidden Hills, CA 91302

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JUN 14 2001

ENVIRONMENTAL
UNIT

June 11, 2001

Environmental Review Unit
City of Los Angeles Planning Dept.
221 N. Figueroa St. 15th Floor
Los Angeles, CA 90012

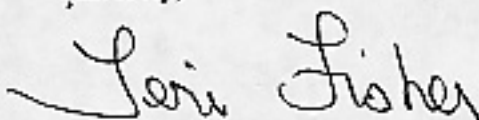
To Whom It May Concern:

I live just across the freeway from the Motion Picture Television Fund's Woodland Hills Campus, and want you to know that I wholeheartedly support their Master Plan as described in the Environmental Impact Report.

The MPTF is not only a wonderful neighbor, but a much needed provider of valuable health and life care services to the elderly. My mother benefited from the excellent care of their top-notch staff as a resident of their Wasserman Campus until 1995. If you have ever seen or visited this Campus, you would know how beautiful it is and what a tremendous asset it is to this community and the City of Los Angeles as a whole.

The Motion Picture and Television Fund is a great neighbor, always keeping the community informed about things happening on their Campus. I want to just reiterate my strong support for their Master Plan and for all of the services they provide.

Sincerely,



Teri Fisher

June 7, 2001

Ms. Marjorie Aubert
4267 Meadowlark Drive
Calabasas, CA 91302

Environmental Review Unit
City of Los Angeles Planning Department
221 N. Figueroa, 15th Floor
Los Angeles, California, 90012


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To Whom It May Concern:

I am completely in support of the Motion Picture and Television Fund and their plans to revise their Master Plan for their Woodland Hills campus, as described in their Environmental Impact Report that was released this past May.

As a long-time resident of this area, I absolutely support the MPTF and the services they provide to the elderly and retirees of the entertainment industry. I hope that the MPTF's Master Plan is approved so that they can continue providing the excellent and much needed services that they offer to their residents.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marjorie Aubert", written in black ink over a white background.

Marjorie Aubert

Environmental Impact Report Number 84-391 cuz-zv-supplemental