

compared to the proposed project. It was also determined that this alternative would not fully meet the objectives of the project.

LETTER NO. 9

June 13, 2005

C.T. Lin
10958 Oklahoma Avenue
Chatsworth, CA 91311

Comment 9.01

This is a request for the approval on raising the height of the existing brick wall on the north side of my residence property located at 10958 Oklahoma Ave., Chatsworth, CA 91311 and for asking Sierra Canyon School to pay to build the raised brick wall along the said property line.

After having consulting with Sanje Ratnavale, Chief Operating Officer, of Sierra Canyon School, about the noise that may be generated by the traffic and the school and potential intrusion or vandalism, he asked me to submit this request to raise the height of the existing brick wall that runs along the south side of Rinaldi Street, immediately adjacent to the current construction site of the paved street and the future Sierra Canyon Secondary School. Mr. Ratnavale, on behalf of the Sierra Canyon School, has agreed to pay for the expenses incurred in raising an addition 4-5 feet of brick wall above the existing wall once the City of Los Angeles has approved the request.

The wall runs about 160 feet along the property line of my residence by the south side of Rinaldi Street, immediately next to a street access opening that is currently present in the existing wall, connecting between Oklahoma Avenue and Rinaldi Street. It has been decided by the City and the School that this existing opening will be blocked and sealed with brickwork to avoid the residential area nearby the opening to become an access for dropping-off and picking-up students in the future.

Please give this request a favorable consideration and reply to me through a regular mail sent to my home address at the location above, or through fax at 818-772-5327 (please call first). Thank you very much.

Response 9.01

During circulation of the Draft EIR, the applicant held community meetings with neighbors and made a presentation to the Chatsworth Neighborhood Council in order to share project information, involve neighbors in the process, and keep them informed of the project's status. As a follow-up to these outreach efforts, the author of the comment and a representative of the school discussed the school's willingness to increase the height of the existing wall on the south side of Rinaldi Street and close the current opening allowing pedestrian access from the terminus of Oklahoma Avenue to Rinaldi Street. However, how these improvements would be implemented has not been determined, given that the existing wall and opening are not under the control of the applicant. Should individuals pursue construction of the wall extension, the school would undertake the construction pursuant to City approval (assuming that the wall and opening are within the public right-of-way) and would fund the cost of that construction. However, as construction of the wall extension is not included as part of the project and is not a

required mitigation for the project, it is not analyzed in the Draft EIR. Therefore, for purposes of this Final EIR, the comment is noted for the record and will be forwarded to the decisionmakers for their consideration as part of the CUP approval process.

LETTER NO. 10

No Date

Scott and Jolene Munson
20648 Tulsa Street
Chatsworth, CA 91311

Peter and Supartra Slutzky
20648 Tulsa Street
Chatsworth, CA 91311

Niles and Fran Goodsite
20656 Tulsa Street
Chatsworth, CA 91311

Comment 10.01

General Comment:

The site has been rezoned once to increase density (additional dwellings) – now again? The Porter Ranch development has already placed a burden on this area – now more? The floor area of the proposed project is equivalent to 60 dwellings currently rezoned for only 7. We believe this neighborhood has already done its fair share to promote growth/commerce in LA.

Response 10.01

No zone change is required for the project and no such change is, therefore, being requested. The proposed school would be developed in accordance with existing zoning for the site. As stated in Section IV.G, Land Use (pages IV.G-21 through 22) of the Draft EIR, “Private school uses are permitted in the RE zone by Conditional Use Permit (CUP) under City of Los Angeles Planning and Zoning Section 12.24(U), subsection 24(b)...School development and operation adhering to vesting Conditional Use provision would be considered consistent with the RE11 zone. The project would be consistent with uses allowed under the existing zoning by the CUP process and by right, and no zone change would be required.”

Pursuant to the current zoning for the site, a maximum of 26 residential units could be built across the entire 4.89-acre site, not seven, as stated in the comment. However, for purposes of providing a conservative alternative’s analysis, Alternative 2 (No Project/Eight Single-Family Residential Development Lots and Retain Existing Residence Alternative) assumed that a total of eight new residences would be developed on-site and the existing on-site residence would be retained. Furthermore, while it is unclear how the determination that the floor area of the project is equivalent to 60 residential units was made, to apply equivalencies across uses based solely on floor area does not provide an accurate comparison, as the layout of the site and residential lot requirements do not allow for direct correlations. Nonetheless, the comment is noted for the record and will be forwarded to the decisionmakers for their consideration.