

Sunland-Tujunga Neighborhood Council



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November 30, 2004

Emily Gabel-Luddy
Planning Department
City of Los Angeles
200 N. Spring St.
Los Angeles, CA 90012

RE: Case Nos. CPC 2004-4344-ZC-GPA-MR,
CPC 2004-4345-SPP-SP, and
Vesting Tentative Tract No. 61672

Dear Ms. Luddy:

On November 17, 2004 the Sunland Tujunga Neighborhood Council (the NC) held a special board meeting at the Sunland Tujunga Municipal Building in Tujunga, California concerning the proposed project listed above. This meeting followed two previous meetings where information was submitted to the NC for consideration.

The NC heard a report from their Residential Land Use Committee and from various stakeholders. Two motions were made by the board. The motions, after considerable discussion by the NC Board, were voted on and carried with amendment.

The motions are as follows:

#1: MOTION: - Julianne Maurseth - seconded by Robin Siegel Meares- **MOVED**

That the Sunland- Tujunga Neighborhood Council take position on the Canyon Hills Project and the recent release of the FEIR (Final Environmental Impact Report), as follows:

We believe the Canyon Hills FEIR is incomplete as an environmental impact report.. We would prefer the Canyon Hills Project develop options, which are keeping with the City's General Plan and our Community Plan.

That the STNC Position Paper - Canyon Hills including Exhibit A be sent on behalf of the STNC Board to Emily Gabel-Luddy at City Hall in advance of the first hearing scheduled (December 9th, 2004) for the Canyon Hills Project.

#2 MOTION: Robin Siegel Meares - seconded by Cindy Cleghorn **MOVED**

That the Sunland Tujunga Neighborhood Council **oppose** the Canyon Hills project as proposed, and that we request that Councilmember Wendy Greuel oppose the proposed project on our behalf.

Following are brief statements of the reasons for this position.

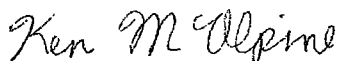
1. While we respect a property owners right to develop this property, the proposed project would not provide enough public benefit to balance the environmental damage and negative impacts on the existing community.
2. This community does not support the proposed amendments to the City's General Plan and our Community Plan. The community plan should only be amended for significant public benefit and with community consent.
3. The requested Plan amendments and zone changes, together with the significant grading and other aesthetic and scenic degradation described in the proposed project's EIR, would cause irreparable damage to our Scenic Corridor and to our community character, including our equestrian culture.
4. Although the DEIR and FEIR may be legally adequate by CEQA standards, many important issues are unresolved and are outside the scope of the EIRs.

Therefore, we have no option but to oppose the proposed project at this time.

However, the STNC wants to work cooperatively with developers that care about our community. Therefore, if Whitebird adequately addresses our unresolved questions and concerns, we would be willing to form a team of community members to continue to work with Whitebird to propose an appropriate alternative project.

The Sunland Tujunga Neighborhood Council therefore requests the Deputy Advisory Agency and the Hearing Officer deny approval of the Vesting Tentative Tract Map, Project Permit Compliance and Site Plan Review and deny any General Plan Amendments or Zoning Changes relative to this project at this time.

Sincerely,



Ken McAlpine
Chairman



Cynthia Cleghorn
Corresponding Secretary

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STNC Position Paper
Exhibit A

cc: Councilmember Wendy Greuel