

CITY OF LOS ANGELES

CALIFORNIA

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

C/O Department of Neighborhood

Empowerment
3516 N. Broadway
Los Angeles, CA 90031

TELEPHONE: (213) 485-1588

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HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL BOARD MEETING

June 15, 2022

6:00 pm

Zoom Meeting Link <https://us02web.zoom.us/j/86122882857>

Meeting ID: 8612 2882 857

Phone Dial in: +1-669-900-6833 Code: 8612 2882 857

In conformity with the September 16, 2021, Enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, the Hollywood Hills West Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.

Every person wishing to address the Neighborhood Council must dial (669) 900-6833 and enter 8612 2882 857 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

The public is requested to dial *9 or use the Raise Hand option, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Press *6 to unmute yourself after you have been called on. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board. Agenda is posted for public review: on bulletin boards at the Durant Library Branch, Community Center, 11243 Empowerment Blvd, Los Angeles, and electronically on the Hollywood Hills West Neighborhood Council website www.hhwnc.org and on the Department Of Neighborhood Empowerment, www.empowerla.org. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website at www.hhwnc.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Board Secretary at secretary@hhwnc.org.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 200 N. Spring Street Los Angeles, CA 90012 and at our website: www.empowerla.org or at the scheduled meeting. In

addition, if you would like a copy of any record related to an item on the agenda, please contact the Department of Neighborhood Empowerment at (213) 978-1551 or email: NCsupport@lacity.org

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.

ALL ITEMS LISTED ON THIS AGENDA ARE SUBJECT TO: POSSIBLE ACTION, INCLUDING A BOARD MOTION AND VOTING ON THE MOTION.

PROCESS FOR RECONSIDERATION: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place immediately following the original action or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and Take an Action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a Proposed Action should the motion to reconsider be approved. A motion for reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.

Agenda

- 1. Call to order by President Anastasia Mann**
- 2. Roll Call by Secretary, Darnell Tyler**
- 3. Approval of May 18, 2022, Minutes**
- 4. President's Report (Anastasia Mann)**

- a) CODE OF CONDUCT REMINDER**
- b) Appointment of PLUM CO-Chair**

Motion: Due to the work responsibilities of VP/PLUM Chair Ross, and with the approval of DONE, the HHWNC Board approves President Mann to appoint Business Chair, Oren Katz, as Co-Plum Chair for the PLUM Committee effective immediately.

Discussion and Vote

- c) MyLA 311**— Presentation on benefits of using 311 (15 min)
 - i. Donna Arrechea, 311 Director, City of Los Angeles (Donna.Arrechea@lacity.org)
- d) Wildlife Ordinance (15 min)**
 - i. Wildlife Ordinance Update: Presentation WILDLIFE Draft Ordinance - Update by LA Senior Planner, Conni Pallini-Tipton and Associate Planner Lena Mik

Links [Draft Wildlife Ordinance](#), [Wildlife Ordinance Fact Sheet](#), [Interactive Map](#), [Website](#)

Question and Answer (Mehmet Berker, CD4; Conni Pallini-Tipton (Conni.Pallini-Tipton@lacity.org))

tipton@lacity.org), Senior City Planner, Policy Planning Los Angeles City Planning)

Possible Motion, Discussion, and Vote

- e) **Hollywood Bowl Overlook Open** – Update Requested by CD4, MRCA Rangers and DOT are monitoring activity. MRCA requires permits for Tour buses.
- f) **July 4th Weekend**: Coalition of HHWNC chairs & stakeholders discussing / meeting with RAP, CD4, Parking Enforcement, LAPD, LAFD, etc regarding anticipated issues during this period.
- g) **Next HHWNC Board Meeting**: July 20, 2022

5. Public Official Reports

NOTE: Officials each allocated 3 minutes to address the Board and Stakeholders; however, no discussion or Q&A will be allowed due enforcement of Brown Act Restrictions. **Contact info is provided for Board Member and Public to contact with questions.**

- a) CD4 – Jorge Plascencia (Jorge.plascencia@lacity.org) & Mehmet Berker (Mehmet.berker@lacity.org), Office of Councilmember Nithya Raman
- b) CD13 – Dan Halden (daniel.halden@lacity.org), Shannan Calland (Shannon.calland@lacity.org) Office of Councilmember Mitch O' Farrell
- c) CD2 – Lorraine Diaz, Office of Councilmember Paul Krekorian (Lorraine.Diaz@lacity.org); Sahag Yedalian (sahag.yedalian@lacity.org), Tiffany Zeytounian (tiffany.zeytounian@lacity.org)
- d) Mayor's Office, Central Area NC Rep, Serepia Kim (Serapia.kim@lacity.org); Angie Aramayo (angie.aramayo@lacity.org)
- e) LAPD – Hollywood, Captain Raymond (Ray) Valois (30129@lapd.online); Hwd Hills, SLO Ralph Sanchez (30735@lapd.online); Hwd Ent, Officer Brian White (38074@lapd.online); Hwd Flats, SLO Brian Oliver (37349@lapd.online); NoHo, Officer Kurtis Delbar (38887@lapd.online) Officer Smith (33751@lapd.online);
- f) Neighborhood Prosecutor, Hollywood Division, Ethan Weaver (Ethan.weaver@lacity.org)
- g) LAFD – Asst Chief Dean Zipperman (dean.zipperman@lacity.org)
- h) LADOT – Bhuvan Bajaj (bhuvan.bajaj@lacity.org), Brian Gallagher (brian.gallagher@lacity.org)
- i) LADWP – Michael Ventre (michael.ventre@ladwp.com), Senior Public Relations Specialist
- j) 5th Supervisorial District – Jason Maruca, Deputy (JMaruca@bos.lacounty.gov); Office of Supervisor Kathryn Barger, District 5 (kathryn@bos.lacounty.gov)
- k) 3rd Supervisorial District - Rachel Sherrell (rsherrell@bos.lacounty.gov), Fernando Morales (fmorales@bos.lacounty.gov), Office of Supervisor Sheila Kuehl
- l) 43rd Assembly District, Seamus Garrity (seamus.garrity@asm.ca.gov), Office of Assemblymember Laura Friedman
- m) 46th Assembly District, Elisa Schwartz (Elisa.Schwartz@asm.ca.gov), Office of Assemblymember Adrin Nazarian
- n) 50th Assembly District- Josh Kurpies (josh.kurpies@asm.ca.gov), Office of Assemblyman Richard Bloom
- o) 24th Senate State District, Baydsar Thomasian (baydsar.thomasian@sen.ca.gov), Office of Senator Maria Elena Durazo
- p) 25th Senate State District, Vickere Murphy (vickere.murphy@sen.ca.gov), District Representative, Office of Anthony Portantino
- q) 28th Congressional District, Michael Aguilera-Gaudette (michael.aguilera@mail.house.gov), Office of Congressman Adam Schiff
- r) Department of Neighborhood Empowerment, Dina Andrews (dina.andrews@lacity.org)

- s) Los Angeles Department of Recreation and Parks, Stefanie Smith (Stefanie.Smith@lacity.org), Joe Losorelli (joe.losorelli@lacity.org), Sean Hinton (Sean.Hinton@lacity.org)
- t) Will & Ariel Durant Branch Library, Angie Brzycki (abrzycki@lapl.org)
- u) Hollywood Bowl/Stratiscope, JohnBwarie (HollywoodBowl@stratiscope.com)

6. **First Vice-President's / PLUM Chair Report (Stuart Ross)**

No Report

7. **Second Vice President's Report (Jane Crockett)**

No Report

8. **Secretary's Report (Darnell Tyler)**

No Report

9. **Treasurer's Report (Matt Shichtman)**

- a) Board Member Reimbursements - None
- b) Update on End of Year budget, and approve Monthly Expenditure Report

Motion: The Board of the Hollywood Hills West NC approves the May 2022 Monthly Expenditure Report submitted by Treasurer Matt Shichtman

- c) Discuss and approve preliminary NC budget for FY22-23

Motion: The Board of the Hollywood Hills West NC approves the preliminary FY2022-23 prepared and submitted by Treasurer Matt Shichtman

10. **Issue Committees Reports**

a) **PLUM / Parks & Open Space Joint Report—Plum Co Chair Elect Oren Katz, Chair Jeffery Masino**

i. **3003 Runyon Canyon Road, Los Angeles, CA 90046**

- a. **Final EIR**, released on March 18, 2022, on the proposed construction of a multi-level, single-family structure within the Runyon Canyon Park boundary, which would include a basement, first floor area, and second floor area totaling approximately 6,982 square feet in size not including the basement, which is excluded by the Department of Building and Safety. The proposed building would also include approximately 2,475 square feet of mechanical/electrical area, and approximately 7,769 square feet of covered patio area. There would also be an attached four-car garage. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Road. The Planning Department use of "RFA," (residential floor area) potentially obscures the true square footage.

Oren Katz will provide an update on the June 15th MRBD meeting. There was a previous public comment period: August 22, 2019 - October 7, 2019, during which time the HHWNC submitted a CIS (attached). Website:

<https://planning.lacity.org/development-services/eir/3003-runyon-canyon-project-1>

SEE ATTACHMENT – HHWNC 2019 CIS reference

Potential Motion, Discussion and vote

b) Parks and Open Space report – Chair Jeffrey Masino

- a. **Runyon Canyon and Wattles Mansion** - Update on shielding commercial operations inside Runyon Cyn Park, and other Runyon Canyon and Wattles Mansion projects and operations issues. Presenter: Sean Hinton, Recreation and Parks for Stephanie Smith

c) Public Safety Chair – Paul Jenkins

i. Neighborhood Team Program (NTP) - Los Angeles. Calendar of events Link:

<https://www.ntp-la.org/calendar/>

The Neighborhood Team Program (NTP) is designed to make it easy for perspective Neighborhood Team Leaders to get started creating their Neighborhood Disaster Response Teams by combining the Community Emergency Response Team (CERT) and Ready Your LA Neighborhood (RYLAN) / Map Your Neighborhood (MYN) training programs with step-by-step guides and other short (2-4 pages) and easy to follow documentation. ntp-la.org/

ii. Highlights from the Hollywood Community-Police Advisory Board Meeting on (on 6/14 at 2pm).

Registration link for anyone to join, this is before our board meeting:

https://us02web.zoom.us/meeting/register/tZcpdOCqpj8uHty6bjswxlg3bgDkoNfWWwMC?_xzm_rtaid=8PSTV8vwScqWPhcULgX1bw.1652609202885.3fcfe477c31fc54a5d6ec2444dc82225&_xzm_rhtaid=227

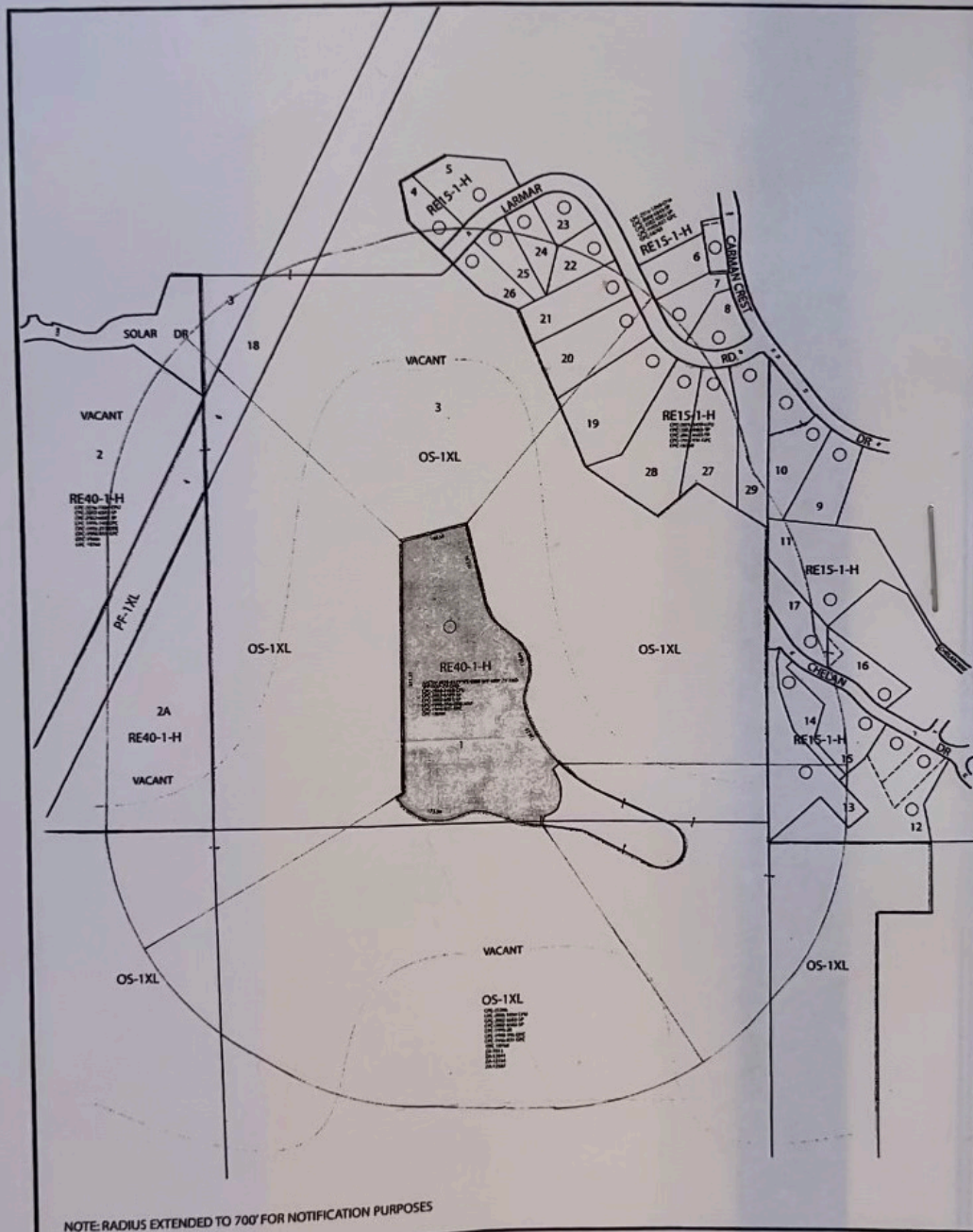
- 11. **General Public Comment on Non-Agenda Items** – Comments from the public on non-agenda items within the Board’s subject matter jurisdiction. No discussion allowed. Public comments are limited to 2 minutes per speaker.

12. Adjournment

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to- Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.



SPECIFIC PLAN EXCEPTION - PROJECT PERMIT COMPLIANCE - ZAD



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THOMAS BROTHERS
Page: 593 Grid: C2

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CONTACT: PACIFIC CREST CONSULTANTS

A.P.N.
5572-024-006

CD: 4

CT: 1941.01

PA: 107 - HOLLYWOOD

USES: FIELD

SITE ADDRESS
3003 RUNYON CANYON RD

CASE NO:

SCALE: 1"=100'

D.M.L.: 1538181

PHONE: 818-591-9309

DATE: 09-19-19
Update: 01-29-20
04-29-2021

NET AC: 4.74

QMS 16-078E

Wildlife Ordinance Map





September 19, 2019

Ms. Erin Strellich
City of Los Angeles
Department of City Planning
221 N. Figueroa Street - Suite 1350
Los Angeles, CA 90012

Re: 3003 N. Runyon Canyon Road
Your Departmental Case No. ENV-2016-4180-EIR
State Clearinghouse No. 2018041016

Dear Ms. Strellich:

The Hollywood Hills West Neighborhood Council (HHWNC) is one of the certified neighborhood councils in the City of Los Angeles. This site is located in HHWNC's area.

At a meeting of HHWNC's Board on September 18, 2019, HHWNC's Board passed two motions with regard to Manuel Valencia's proposed project for this site.

Motion #1 - was passed unanimously (18 to 0).

Motion: On September 4, 2019, HHWNC's Parks and Open Space Committee voted to recommend that the Board oppose the proposed project for 3003 N. Runyon Canyon Road in any form because of (i) the proposed project's significant adverse impacts on the wildlife and their habitat, and park-goers, and (ii) the proposed project's failing to comply with the requirements of the Mulholland Scenic Parkway Specific Plan, which was adopted in 1992.

This opposition is supported by historical precedent. The Los Angeles City Planning Commission previously rejected a 10,000 square foot proposed project for this site in 1995.

Motion #2 - was passed by a vote of 16 to 3.

Motion: On August 22, 2019, the City's Department of Planning released a draft environmental impact report (DEIR) on a proposed project at this site for public comment up until October 7, 2019.

Manuel Valencia owns the site, which is approximately 4.5 acres of privately owned property inside Runyon Canyon Park. The site includes approximately 3 acres of hillsides and 1.5 acres of a sloped pad.

There is a Lloyd Wright designed house on the site. The existing house is approximately 2,018 square feet. It is known as the Headley/Handley House. The City designated it as Historic Cultural Monument #563 in 1991. Under the proposed project, the Heather/Handley house would remain intact and largely unchanged after some kitchen appliances are removed.

The main thrust of Mr. Valencia's proposed project is to seek approval for, and to construct, a second structure on the site. The DEIR's notice of availability describes his proposal this way:

"The Project proposes the construction of a multi-level, single family residential structure along the western side of a modified prominent ridge on the Project Site. The proposed building would include a basement, first floor and second floor area tallying 8099 square feet in size not including the basement, which is excluded by the Department of

Building and Safety. There would also be an attached four car garage. The existing historical structure would remain intact, and is located on the opposing eastern side of the modified prominent ridge. As part of the Project, the owner is requesting that the existing structure be reclassified as Accessory Dwelling Quarters. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Drive.

At an HHWNC PLUM Committee meeting on September 5, 2019, and following a presentation from the applicant's representatives and a discussion, the PLUM Committee voted (5 to 1) to recommend to the Board that the Board should adopt the following motion:

HHWNC opposes the proposed project for 3003 N. Runyon Canyon Road as being inappropriate for the site under the Mulholland Scenic Parkway Specific Plan and the Mulholland Design and Preservation Guidelines (collectively, the Mulholland Specific Plan).

Under the Mulholland Specific Plan, the proposed project is far larger than what would be appropriate for the site, too tall (even though some of the proposed project would be buried into the hillside site), too massive and incompatible with the neighborhood.

HHWNC believes that:

- (i) the City should not grant the applicant's request to treat the existing Headley/Handley House, which is Los Angeles' cultural historic monument #563, as "Accessory Living Quarters" in order to permit the construction of a second house on the site.
- (ii) the City should not approve the grading being proposed with this proposed project. The proposed grading involves too much grading to the site, which is a designated prominent ridge under the Mulholland Specific Plan.
- (iii) the City should not approve the applicant's request to build a third retaining wall on the site, which would be needed to hold back much of the grading which the applicant is requesting to do on the site because the City should not be able to find, as required under the Mulholland Specific Plan, that the proposed grading should be kept to a minimum, assure that graded slopes have a natural appearance, and preserve the site's natural topography;
- (iv) the proposed project is not adequately described in the draft environmental impact report (DEIR) for the Planning Department's case no. ENV-2016-4180-EIR and State Clearinghouse no. 2018041016).
- (v) the DEIR doesn't accurately and fairly describe the proposed project, and does not analyze the proposed project's likely environmental impacts under the applicable law(s), including the Mulholland Specific Plan.

The DEIR applies an LA Department of Building and Safety practice to exclude basement space from the proposed project's description of the proposed project's square footage. The LADBS practice ignores the clear language in the Mulholland Specific Plan's proposed "Project" definition. The Project definition includes the space in all structures and any changes in use to land other than interior remodeling. No citation is provided for LADBS efforts in any DEIR to change the applicable laws.

The DEIR ignores the (i) the Mulholland Specific Plan's provision which is more restrictive than (and trumps) the LADBS's application of its understanding of the City's Municipal Code, and (ii) the Mulholland Design Review Board's practice of treating "basement space" which opens to daylight as non-exempt space in proposed projects.

These two errors resulted in the DEIR treating over 5,200 square feet of the proposed project's "basement" as exempt when it is not exempt. The proposed project really seems to be a three story house and approximately 42' high.

(vi) the proposed options of no build, build smaller, or build on a different part of the site, do not provide sufficient analysis of the facts in this situation or the applicable law(s). For example, while the DEIR states that the proposed project's impact on views from Mulholland Drive will not be significant, the Mulholland Specific Plan provides that a proposed project's impacts in all directions should be considered, rather than just from Mulholland Drive. This proposed project's likely impacts on Runyon Canyon Park and the surrounding neighborhoods would be significant.

(vii) the City should deny the proposed project also because the applicant ignored the Mulholland Design Review Board's recommendation to come back to that advisory board with a proposed house of 5,500 square feet. The

proposed project seems to exceed 24,000 square feet. We believe that the proposed project doesn't not comply with the MDRB's recommendation(s), and would be far too large and otherwise inappropriate for this prominent and historic site.

The DEIR states that the City declined to purchase the site in 1992. That seems like an error which should be corrected now — — and just like the City purchased Mt. Lee from the Howard Hughes Investment Trust several years ago.

In addition, the City's 1995 decision to deny an application to build a large home on this site seems entirely correct. It was a precedent setting decision which HHWNC asks the City to follow now in 2019 by turning down this proposed project.

On behalf of Hollywood Hills West Neighborhood Council, the above information is respectfully submitted.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Anastasia Mann".

Anastasia Mann
President
Hollywood Hills West Neighborhood Council

cc: Ms. Renee Weitzer, City Council District 4, renee.weitzer@lacity.org
Mr. Orrin Feldman, vicepresident@hhwnc.org
Mr. Jeff Masino Masinoparkschair@hhwnc.org
Mr. Joe Salaices joe.salaices@lacity.org
Ms. Stefanie Smith Stefanie.smith@lacity.org
Ms. Tracy James tracy.james@lacity.org
Mr. Anthony Paul Diaz ap.diaz@lacity.org

7095 Hollywood Blvd. Box 1004 Los Angeles, California 90048-8911



March 16, 2022

City of Los Angeles
Department of Recreation and Parks
221 North Figueroa Street, Suite 350
Los Angeles, CA 90012

Re: Shielding commercial operations inside Runyon Cyn Park within the parameters of SB 946

The Hollywood Hills West Neighborhood Council is one of the certified Neighborhood Councils in the City of Los Angeles. At a regularly scheduled board meeting on Wednesday, March 16, 2022, the topic of shielding commercial operations inside Runyon Cyn Park within the parameters of SB 946 was considered and the following motion passed 18 yay -0 nay.

Motion: In order to ensure that Runyon Cyn Park remains an urban wilderness area park, the HHWNC requests that the Los Angeles Rec & Parks advocate, via a motion to the LA Parks Commission, a restriction / prohibition on Park Vending within Runyon Cyn Park, based on the provisions of LA City Ordinance 185900, specifically that 1) vending restrictions are directly related to objective health, safety or welfare concerns for parkgoers (vending activities often literally block emergency egress, ingress); 2) they are *necessary to ensure the public's use and enjoyment of natural resources* and recreational opportunities which would be impacted without them; 3) that these restrictions are necessary to prevent an undue concentration of commercial activity that *unreasonably interferes with the scenic and natural character of the Park*, and 4) that vending restrictions follow the 1986 Runyon Canyon Master Plan and Design Guidelines requiring the park be foremost a place for a wilderness experience. This motion is made with the support of the Los Angeles City Department of Recreation and Parks.

Respectfully submitted,

Anastasia Mann, President
Hollywood Hills West Neighborhood Council

Cc:

Stefanie Smith stefanie.smith@lacity.org
Anthony-Paul (AP) Diaz.ap.diaz@lacity.org
Sean Hinton sean.hinton@lacity.org
Mehmet Berker mehmet.berker@lacity.org
Jeffrey Masino parkschair@hhwnc.org
Darnell Tyler secretary@hhwnc.org
Mary Yarber area6chair@hhwnc.org
Brian Dyer area3chair@hhwnc.org

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Erin Strellich
Major Projects Section
Department of City Planning
221 N. Figueroa Street
Los Angeles, CA 9012

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Beachwood Canyon NA
Bel-Air Assn.
Bel-Air Hills Assn.
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Bundy Canyon Assn.
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Dixie Canyon Assn.
Doheny-Sunset Plaza NA
Franklin/Hollywood West Res.
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland HOA
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
LFIA (Los Feliz)
Mountaingate
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon NA
Oak Forest Canyon HOA
Oaks Homeowners Assn.
Outpost Estates HOA
Pacific Palisades Res. Assn.
Residents of Beverly Glen
Save Coldwater Canyon!
Save Our Canyon
Shadow Hills POA
Sherman Oaks HOA
Silver Lake Heritage Trust
Studio City Residents Assn.
Sunset Hills HOA
Tarzana POA
Upper Mandeville Canyon Assn.
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

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Patricia Bell Hearst
Alan Kishbaugh
Steve Twining
CHAIRS IN MEMORIAM
Brian Moore
Gordon Murley
Polly Ward

May 10, 2022

Re: ENV-2016-4180-EIR - OPPOSE
3003 Runyon Canyon Road

Dear Ms. Strellich:

The Federation of Hillside and Canyon Associations ("Federation") founded in 1952 represents 46 resident and homeowner associations spanning the Santa Monica Mountains. The mission of the Federation is to promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles. At its meeting April 19 the Federation voted unanimously to oppose the proposed project at 3003 Runyon Canyon Road. The project does not comply with either the Mulholland Scenic Parkway Specific Plan or with the Baseline Hillside Ordinance. The basic issue is threefold: 1) a private residence in the middle of a public park; 2) only access is via a park hiking trail; 3) the precedent it sets for violating the Baseline Hillside Ordinance.

In May, 2015, the Federation wrote a letter to the Mulholland Design Review Board opposing any deviations from the Mulholland Scenic Parkway Specific Plan that are requested to benefit 3003 Runyon Canyon Road. Deviations from the Scenic Plan establish precedents that erode the integrity of the Specific Plan. Ignoring the Specific Plan, the applicant sited the proposed house at the top of a prominent ridge which requires a Specific Plan Exception.

In addition, the location and proposed size of the project requires 28,012 cubic yards of grading and the creation of three 10-foot retaining walls. These proposed project features require a second Specific Plan Exception as well as a retaining wall variance. It is apparent that little, if any, attention has been paid to designing a project that conforms to the natural topography of the land, which is required by the Specific Plan. (Specific Plan, section 6.C pp. 14-15.) The very purpose of the Specific Plan is to "minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains" and to "preserve the natural topographic variation within the Inner and Outer Corridors of the Specific Plan area. (Specific Plan, section 2, p. 3.

In determining the project's square footage, the applicant claims the square footage of the basement does not count. Project drawings clearly show, however, that the 5,511 square foot "basement" includes a long line of floor-to-ceiling glass, open to daylight. The applicant explained that the basement will contain a theater, gym, lounge, bedroom and a full bathroom, obviously all habitable space. Including all that habitable space makes this a three-story project with an actual square footage of 14,741 square feet, much larger than is disclosed in the project description. CEQA requires an accurate project description. (*stopthemillenniumhollywood.com v. City of Los Angeles*. (2019) 39 Cal.App.5th 1, 16) The project also includes additional mechanical/electrical space of 453 sq. ft. and the proposed new pool is 2600 sq ft.

The analysis of alternative projects is inadequate. Little effort appears to have been made to design a residence that complies with the Mulholland Scenic Plan or the Baseline Hillside Ordinance. In 1995 an application to build a large home on this site was correctly denied by the City. The Mulholland Design Review Board reviewed the current project on May 7, 2015 and again on November 19, 2015, and asked the applicant to come back with a smaller project; he did not. Nor did he consider a project further from the ridgeline.

The EIR does not adequately address the impact of the project on hikers. The only project access is via a paved fire road/trail in Runyon Canyon Park ("Park"). "An easement for road purposes to be used in common with others" was granted in January, 1945. That trail provides the only access for hikers entering the Park from Mulholland Dr. That is the road that construction vehicles will have to use. With a larger house on the site, one can anticipate much more traffic permanently on the shared road which will make the trail more dangerous for hikers. How will the applicant assure that hikers will still have safe access to their Park?

Further, the City requires that new developments be on parcels that abut a public street. Runyon Canyon Road is a fire road, closed to motor vehicles, and not a public street. The Project does not abut a public street. The EIR fails to adequately address the conflict.

Nor does the EIR adequately address the impact on hiker views. The project will be highly visible to hikers using the west trail through Runyon Canyon Park.

The EIR did not fully analyze the air quality during the multi-year construction. The grading of 28,012 cubic yards of dirt will raise huge amount of particulate matter. This will have a detrimental effect on the health of the average of 5,000 hikers a day on the west trail and the east trail. Since both trails are steep hikers are not casually walking along, but breathing heavily and inhaling a lot of particulate matter. Additionally, the noise of the heavy equipment will disturb hikers' peaceful enjoyment of the Park.

The EIR fails to recognize the importance of Runyon Canyon Park to wildlife connectivity. As the hillsides continue to be developed it is more important than ever that we preserve connectivity from one Open Space to another. This project will bring more vehicles and more light pollution to the area. The three retaining walls would create an additional barrier to wildlife connectivity.

The project proposes three acres of permanent brush clearance. This removes valuable habitat for animals and birds. When native plants are removed, non-native grasses tend to replace them. The brush clearance leaves that area subject to erosion which would wash soil down into Runyon Canyon Park. The EIR fails to provide appropriate mitigation to address expected soil erosion.

What will be the impact on the Headley-Handley House, City of Los Angeles Historic-Cultural Monument #563? The applicant described removing the kitchen. Why? The plan is to designate the Lloyd Wright-designed residence an Accessory Dwelling Unit solely for the purpose of enabling the applicant to build his much larger residence on the property. Removal of the kitchen would diminish the historic and cultural value of the Headley/Handley House. As stated in the FEIR, prior to issuing any building permits,

the applicant must be in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The basic issue here is the problem of having a private residence in the middle of a City Park. There is already one residence there – the problem should not be compounded by building a second residence. The EIR Historic Report describes a 1964 attempt by then-property owner Hartford to give his Runyon Canyon property to the City for use as a park. The city rejected his offer and had to purchase the property twenty years later to create Runyon Canyon Park. The City could have purchased the remaining property when Handley died in 1990; again the City declined to do so. That was a lost opportunity.

The most appropriate Alternative Project is No Project. A private residence in the middle of a City park is awkward at best. The best alternative would be for the applicant to either donate or sell the property to the City to be incorporated into Runyon Canyon Park.

The Hillside Federation urges the City to deny the project and make every effort to acquire the property to expand the Open Space in Runyon Canyon Park.

Sincerely,

A handwritten signature in cursive script that reads "Charley Mims". The signature is written in dark ink and is positioned below the word "Sincerely,".

Charley Mims



Los Angeles City Planning Department
6262 Van Nuys Boulevard, Suite 430 Los Angeles, CA 91401-2709

NOTICE OF PUBLIC HEARING
MULHOLLAND SCENIC PARKWAY DESIGN REVIEW BOARD

Alan Kishbaugh, Chair, Jack Dawson, Vice Chair
Shahab Ghods, Michael Kaufman, Gabrielle Newmark, Alain Yotnegparian, [Vacant]

DATE: Wednesday, June 15, 2022

TIME: 1:00 PM

PLACE: In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Mulholland Design Review Board for today's meeting will be conducted via telephone and/or videoconferencing.

IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Members of the public who wish to **listen to the meeting** are advised to call +1 (213) 338-8477 and use Meeting ID No. 836 5972 4339 and then press #. Press # again when prompted for participant ID.

To provide **public comment** during the hearing, staff will direct members of the public to dial *9 when public testimony has begun for that specific agenda item.

The meeting can also be attended **online via Zoom** by visiting the following link: (<https://planning-lacity-org.zoom.us/j/83659724339>) and using the Meeting ID # 836 5972 4339 and Passcode: 016356.

If you would like to receive a notification when the determination letter is issued for a specific project, please visit the following link to fill out the required form: <https://tinyurl.com/interested-parties>

To view applicant presentations and submittal materials, please visit: <https://tinyurl.com/MulhollandDRB06152022>

If you are unable to download or access any of these documents, please email planning staff at: Planning.MulhollandSPInfo@lacity.org

POLICY FOR PUBLIC HEARINGS

The Board at times must necessarily limit the speaking times of those presenting testimony on either side of an issue. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Board must be submitted prior to the Board's consideration of the item.

To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should email them to the Planning Department, Mulholland Specific Plan staff, at Planning.MulhollandSPInfo@lacity.org, as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting.

ITEMS

1. DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Section 54953(e)(1)(B)-(C), determination that due to COVID-19 State of Emergency, meeting in person would present imminent risks to the health or safety of attendees, and possible Commission action.

2. Call to Order

3. Review of Agenda (Note: Agenda items may be heard out of the order listed.)

4. Public Comment Period

5. Board/Staff Communications

6. Public Hearing: **Consent Calendar**

7. Public Hearing: **Preliminary Design Review – None**

8. Public Hearing: **Continued Cases –**

- i. **APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD; DIR-2015-1419-DRB-MSP-P; 3003 N. Runyon Canyon Road, RE40-1-H, (CD 4), APN: 5572024006** – The project proposes the construction of a new, 5,500 square foot, two-story, single-family dwelling and 600 square foot attached two-car garage (of which 400 square feet is exempt and 200 square feet is mechanical area), and a fully underground 3,000 square foot basement. The total Residential Floor Area of the new structure is 5,700 square feet and a maximum height of 29 feet all on a 197,435 square foot lot. The project involves the conversion of an existing 2,018 single-family dwelling on-site to an Accessory Living Quarter. The single-family dwelling includes three bedrooms, decks, and a pool, theater, and gym. A total of two automobile parking spaces are currently on-site and the applicant proposes to provide five automobile parking spaces. The project is located within 50 vertical feet of a prominent ridgeline and is within 200 feet of a public parkland. The applicant's plans show 28 non-protected trees to be removed and one protected toyon to be removed.

In addition to seeking Mulholland Scenic Parkway Specific Plan Project Permit Compliance Review, the applicant is seeking a Specific Plan Exception to allow the project to be constructed on a prominent ridgeline, a Zone Variance to allow a second kitchen in an existing historical residence to remain (which the applicant states is not being pursued), a Zoning Administrator Determination to allow three retaining walls instead of two retaining walls of up to 10 feet in height and to allow 28,012 cubic yards of grading to occur on-site, and haul route approval (if needed).

Grading - Cut: 14,006 Cubic Yards (CUYD), Fill 14,006 CUYD, Export: 0 CUYD, Import 0 CUYD
Related Environmental: ENV-2016-4180-EIR

9. Public Hearing: **New Cases -no new cases**

10. Next meeting – **WEDNESDAY, July 6, 2022, 1:00 PM, via Zoom Webinar.**

11. Adjourn

GENERAL INFORMATION

Department of City Planning – Mailing Address

Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Blvd., Suite 430
Los Angeles, CA 91401

Internet: <http://planning.lacity.org/>

For additional information, contact Mulholland Staff: Planning.MulhollandSPInfo@lacity.org

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

OPEN MEETINGS - The DRB shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker. Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Mulholland Scenic Parkway Specific Plan Design Review Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and 2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department and the Planning Department Website. Click on <https://planning.lacity.org/about/commissions-boards-hearings#boards>.

FILE REVIEW - The complete file is available for public inspection by appointment only. Please call (Courtney Yellen at 818-374-5059 or Olga Ayala at 818-374-5042) or email (Planning.MulhollandSPInfo@lacity.org), at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

PERSONS WISHING TO PROVIDE PUBLIC COMMENT: When the Agenda item you wish to speak on comes up, please press *9 to 'raise your hand'. Following the item presentation, Board staff will unmute those wishing to provide public comment and those who have 'raised their hand'. When called upon, you can begin to provide public comment for your allotted time. Staff will track your allotted time and give you a warning before the end of your allotted time, subsequently re-muting your line when your allotted time has concluded. Should there be any questions from the Board or Planning staff requiring your response, you will again be unmuted.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – To ensure that the Design Review Board has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should comply with the following:

Requirements for Submission of Materials for Members of the Public. Written materials may be submitted prior to the hearing via email to Planning.MulhollandSPInfo@lacity.org. Submissions on the day of the public hearing may not be more than two (2) written pages, including exhibits, and must include the case and agenda item number on the cover or first page of the attachment. Photographs do not count toward the page limitation. The submission must be provided to Planning staff prior to the start of the hearing.

Non-Complying Submissions. Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission." Noncomplying submissions will be placed into the official case file, but they will not be delivered to or considered by the Board, and will not be included in the official administrative record for the item at issue.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Acomodos - Como entidad cubierta bajo el Título II de la Ley sobre Estadounidenses con Discapacidades, la Ciudad de Los Ángeles no discrimina por razones de discapacidad. Para solicitar un acomodo razonable, como la traducción e interpretación entre el inglés y otros idiomas, favor de enviar un correo electrónico o llamar al personal asignado con un mínimo de 3 días (72 horas) antes de la audiencia pública o, como alternativa, enviar un correo electrónico a per.planning@lacity.org usando el mismo plazo. Asegúrese de identificar el idioma al que necesita que se traduzca el inglés e indique si la solicitud es para servicios de traducción oral o escrita. Si se solicita la traducción de un documento escrito, incluya el documento que se traducirá, como un archivo adjunto a su correo electrónico.

Telecommunication Relay Services -

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to- Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.