



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

South Valley Area Planning Commission

Date: April 27, 2017
Time: after 4:30 p.m.*
Place: Van Nuys City Hall, Council Chambers
14410 Sylvan Street, 2nd Floor
Van Nuys, CA 91401

Public Hearing: Required
Appeal Status: Not Further Appealable
Expiration Date: April 27, 2017

Case No.: DIR-2016-2414-DRB-SPP-1A, Appeal – Project Permit Compliance
CEQA No.: ENV-2016-2415-CE
Incidental Cases: None
Related Cases: None
Council No.: 4- Ryu
Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass
Specific Plan: Mulholland Scenic Parkway Specific Plan
Certified NC: Hollywood Hills West
GPLU: Very Low Residential
Zone: RE15-1-H
Applicant: Chad and Taranah Harrison
Appellant: Jean-Pierre Dorleac

PROJECT LOCATION: 6825 Mulholland Drive

PROPOSED PROJECT: Construction of a new, 1,266 square-foot, two-story, single-family residence with an attached, two-car, 341 square-foot garage and 1,209 square feet of basement area. This would result in a total structure of 2,990 square feet with a maximum height of approximately 22 feet, 6 inches on an approximately 7,966 square-foot lot. The project proposes removal of one protected tree. The project grading includes 1,225 cubic yards of cut, 428 cubic yards of fill, 797 cubic yards of export, and 0 cubic yards of import.

REQUESTED ACTIONS: Pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code, Appeal of the Director of Planning's Determination dated January 24, 2017, of Conditional Approval of the subject Mulholland Scenic Parkway Specific Plan Project Permit and Design Review.

RECOMMENDED ACTIONS:

1. **Deny** the appeal; and
2. **Sustain** the Determination of the Director of Planning and approve the Project Permit Compliance with Design Review, including the environmental clearance, ENV-2016-2415-CE.

VINCENT P. BERTONI, AICP
Director of Planning

Shana Bonstin, Principal City Planner

Kevin Jones, Senior City Planner

Thomas Lee Glick, City Planner

William Huguen, Planning Assistant
Telephone: (818) 374-5049
Email: william.huguen@lacity.org

TABLE OF CONTENTS

Project Analysis..... A-1

Project Summary
Background
Appeal of the Director's Determination and Response to Appeal
Conclusion

Exhibits:

Exhibit A: ZIMAS Parcel Profile Report and Vicinity Map, Aerial Photograph, Specific Plan Map

Exhibit B: Director's Determination DIR-2016-2414-DRB-SPP-MSP including Approved Plans

- Neighborhood Compatibility Analysis
- Sustainability Measures
- Topographic Survey
- Topographic Roof Plan
- Grading Plan
- Site Plan
- Floor Plans
- Elevations
- Site Sections
- Colored Renderings
- Landscape Plan
- Irrigation Plan
- Protected Tree Report Summary

Exhibit C: Eastern Santa Monica Mountains Habitat Linkage Planning Map (Detail of Subject Site)

Exhibit D: Project CEQA Clearance ENV-2016-2415-CE

Exhibit E: Appeal Application (Jean-Pierre Dorleac)

- Appeal Application and Text
- Exhibit 1: Eastern Santa Monica Mountains Habitat Linkage Planning Map (MRCA)
- Exhibit 2: DIR-2016-2414-DRB-SPP-MSP, 6825 Mulholland Drive (MRCA)
- Exhibit 3: 6825 Mulholland Drive, Mountains Recreation and Conservation Authority staff (MRCA)
- Exhibit 4: *In the Footsteps of an Urban Mountain Lion*. L.A. Times. Author Thomas Curwen

Exhibit F: Appeal Response (Chad and Tara Harrison)

ADVICE TO PUBLIC: ** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. 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 herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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 this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is a Project Permit Compliance Review (LAMC Section 11.5.7) and Design Review (Mulholland Scenic Parkway Specific Plan, LAMC Section 16.50) for the construction of a new, 1,266 square-foot, two-story, single-family residence with an attached, two-car, 341 square-foot garage and 1,209 square feet of basement area. This would result in a total structure of 2,990 square feet with a maximum height of approximately 22 feet, 6 inches on an approximately 7,966 square-foot lot. The project proposes removal of one protected tree. The project grading includes 1,225 cubic yards of cut, 428 cubic yards of fill, 797 cubic yards of export, and 0 cubic yards of import.

BACKGROUND

The subject property is located at 6825 Mulholland Drive within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan and Mulholland Scenic Parkway Specific Plan. It is zoned RE15-1-H and has a Very Low Residential General Plan Land Use Designation. Nearby properties to the east, south, and west share similar zoning and Land Use Designations and are developed with single-family homes. The parcel to the north is owned and managed by the Mountains Recreation and Conservation Authority as the Cahuenga Pass Open Space.

The applicants, Mr. Chad Harrison and Mrs. Taranah Harrison, are the owners of one lot (Lot: PT 1/4 SW 1/4 SEC 34 T1N R14W; Block: None; Tract: None) totaling approximately 7,966 square feet of land area. The subject site is a vacant, irregularly-shaped lot located within a hillside environment. The site terrain is upsloping from Mulholland Drive to the rear of the property.

The project went before the Design Review Board (DRB) on two (2) occasions: September 1, 2016 and January 19, 2017. At the second meeting on this item, **January 19, 2017**, the DRB recommended the project for approval with the below conditions of approval. The vote was unanimous (7-0) recommending conditional approval of the project since the project will substantially comply with Section 16.50, Subsection E of the Los Angeles Municipal Code as well as the relevant design guidelines and development provisions of the Plan.

- **Licensed Arborist**
 - o The applicant shall retain a licensed arborist on site during all construction activities.
- **Landscape Screening**
 - o The applicant shall screen the driveway and driveway bridge with dense plantings selected from the preferred plant list.
 - o The applicant shall screen the pool, deck, and all structure elements visible from Mulholland Drive.
- **Driveway**
 - o When the driveway is at an elevation between zero (0) and three (3) feet above adjacent finished grade, the applicant shall fill the area under the driveway with dirt and shall not utilize guardrails unless required by City Departments for safety purposes.
 - o The applicant shall utilize textured stucco for all driveway guardrail walls.

On **January 24, 2017**, the Director of Planning issued a Determination that conditionally approved the project that includes the DRB recommended conditions stated above.

On **February 8, 2017**, within the required 15-day appeal period, an appeal was filed by Mr. Jean-Pierre Dorleac from the entire decision of the Director of Planning. Mr. Jean-Pierre Dorleac's appeal points are addressed below.

APPEAL POINTS AND STAFF RESPONSE

The **February 8, 2017** appeal contends the following points exactly how they were written:

1. "Inadequate Specific Plan Compliance Findings:

The Mulholland Scenic Parkway Specific Plan (SP) allows structures to be constructed within 50 vertical feet of the top of a prominent ridge only if the Director finds that "the placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan." (SP 5.B.1.b.iv.) The project is to be constructed within 50 feet of the top of a prominent ridge, but the Director made no finding that the placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan. Accordingly, the Project should not have been approved.

Similarly, the Specific Plan allows a project within 200 feet of public parkland to be approved only when the Director finds that "the project preserves the natural vegetation and the existing ecological balance." (SP 5.B.3.c.) The Determination contains no such finding. In fact, due to the Project's location at a critical junction of wildlife crossings, the Project is likely to substantially disturb the existing ecological balance."

Response.

Response to Appellant's Assertion that the Director did not make the finding that "the placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan":

Planning Staff derived the Finding based on the whole of the written record, including the DRB's recommendation and technical studies provided by the applicant, and determined that the findings made for Section 5.B.1.b. of the Specific Plan, as reproduced below, are sufficient (See Exhibit 2). When read in its entirety, the original Determination Letter findings provide substantial evidence that the placement of the proposed building will allow for a project more compatible with the purposes of the Specific Plan.

As per Section 5.B.1.b, the Plan states that:

Buildings and structures visible from Mulholland Drive shall not be constructed on the top of a prominent ridge. Buildings and structures visible from Mulholland Drive shall not be constructed within 50 vertical feet of the top of a prominent ridge without the prior written approval of the Director pursuant to Section 11. The Director may approve construction of a building and/or structure within 50 vertical feet of the top of a prominent ridge, but not exceeding the top after making the following findings:

- i. The placement of the building and/or structure not destroy or obstruct a scenic feature or resource.*
- ii. The placement of the building and/or structure complements the view from Mulholland Drive.*
- iii. The placement of the building and/or structure minimizes driveway and/or private street access into the right-of-way.*

Iv. The placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan.

The proposed project plans indicate that the structure does not exceed the top of the prominent ridge and that the structure is not built on the top of the prominent ridge. The applicant made major design changes to the project per the Design Review Board recommendations from the September 1, 2016 hearing. In order to comply with Section 5.B.1.b., the applicant revised the project to follow the ridgeline. To accomplish this, the applicant eliminated one retaining wall, revised the flat roof to a pitched roof that mimics the natural site topography, stepped back the upper floor by an additional two feet, and lowered the entire structure in to the hillside by three feet. The proposed structure is also designed to complement the view from Mulholland Drive in that the building is sunk in to the hillside environment, is planted with native landscaping, utilizes a pitched roof that mimics the natural site topography, and utilizes dark, earth tone colors and materials that blend in to the hillside. The applicant also investigated a variety of designs for the proposed structure driveway and concluded that the conditionally approved option minimizes access to the right-of-way. Furthermore, the Design Review Board conditioned the driveway to remove the guardrails (except when required for safety purposes) and fill the area under the driveway with dirt, further reducing the impact of the driveway. As such, the conditionally approved project has taken every measure possible to ensure the proposed project results in no impact to the prominent ridge and is not constructed above the prominent ridge.

As such, the project complies with Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area.

Response to Appellant's Assertion that the Director did not make the finding that the project preserves the natural vegetation and the existing ecological balance":

Planning Staff derived the Finding based on the whole of the written record, including the DRB's recommendation and technical studies provided by the applicant, and determined that the findings made for Section 5.B.3.c. of the Specific Plan, as reproduced below, are sufficient (See Exhibit 2). When read in its entirety, the original Determination Letter findings provide substantial evidence that the project preserves the natural vegetation and the existing ecological balance.

According to the same map and <http://zimas.lacity.org> the project is within 200 feet of public parkland. As per Section 5.B.3, the Plan states that:

No project shall be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the prior written approval of the Director pursuant to Section 11. The Director may approve the construction of a project or grading within 200 feet of public parkland after making the following findings:

- a. The project preserves the residential character along the right-of-way.*
- b. The project will minimize erosion.*
- c. The project preserves the natural vegetation and the existing ecological balance.*
- d. The project protects identified archaeological and paleontological sites.*
- e. The project minimizes driveway access into the right-of-way.*

The proposed project is for the construction of a new, single-family residence. The applicant has also prepared a Geotechnical and Soils report that will be reviewed by the Department of Building and Safety for compliance with Los Angeles Municipal Code regulatory compliance measures. As such, the project will minimize erosion to the subject site. The proposed project includes the removal of one protected tree with a proposed mitigation of four trees. The applicant also proposes a full landscape plan with low water use native species that will complement the ecological balance of the adjacent parkland to the north. In addition, there are no known archaeological or paleontological findings on the subject site. However, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources. The applicant also investigated a variety of designs for the proposed structure driveway and concluded that the conditionally approved option minimizes access to the right-of-way. Furthermore, the Design Review Board conditioned the driveway to remove the guardrails (except when required for safety purposes) and fill the area under the driveway with dirt, further reducing the impact of the driveway. As such, the conditionally approved project has taken every measure possible to ensure the proposed project results in no adverse impacts to the adjacent public parkland.

As such, the project complies with Section 5.B.3., which requires findings be made for projects and grading proposed within 200 feet of the boundaries of any public parkland.

In addition to the above findings, the applicant also agreed to a restrictive covenant on the subject property as proposed by the Mountains Recreation and Conservation Authority. This covenant prohibits construction of any walls, fencing, lighting, grading, or hardscape on portions of the property in perpetuity. As such, the project also provides opportunities for wildlife movement from the existing open space, through the property, and to other nearby areas.

2. "Improper Use of CEQA Categorical Exception:

The Director determined that the project is categorically exempt from environmental review under City of Los Angeles CEQA Guidelines, Article II, Section 1, Class 3, Category 1, which exempts single-family residences. This exemption is essentially identical to the Class 3 exemption in the CEQA Guidelines (14 Cal Code Regs. Section 15303.) But an exception applies here, which precludes the use of a categorical exemption in this case. "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (14. Cal Code Regs. Section 15300.2(c).)

A party invoking this exception "may establish an unusual circumstance ... by showing that the project has some feature that distinguishes it from other in the exempt class, such as size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance." (Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086, 1105.)

The project site is adjacent to a large area of public land managed by the Mountain (sic) Recreation and Conservation Authority. (MRCA) (Exhibit 1 – see blue arrow at right showing location of Project Site.) It is near several other large MRCA-managed parcels. (Exhibit 2, prepared by MRCA staff.) The Exhibit 3 map, also prepared by MRCA staff, shows the Project Site is a major confluence of wildlife corridors. My client, Mr. Dorleac, who has lived

next door to the Project Site for 32 years, has personally seen deer, foxes, red squirrels, quail, pheasants, Mallard ducks, and ground squirrels on the Project Site.

Mr. Dorleac, who is very knowledgeable about big cats, having owned several of them, has also seen mountain-lion tracks on the property. The February 8, 2017 L.A. Times article attached as exhibit 4 analyzes the habits of the mountain lion known as P-22, which lives in Griffith Park. Griffith Park is located directly to the east of the Project Site, connected to it via the open space surrounding the Hollywood Reservoir. The P-22 article states that P-22 was probably born in the Santa Monica Mountains west of the I-405 highway, and traversed most of the territory shown on Exhibit 1 to reach Griffith Park, presumably using the wildlife corridors shown on that map. A glance at Exhibit 1 suggests that P-22 must have gone through, or very close to, the Project Site before crossing the 101 freeway to travel east into Griffith Park.

The presence of so much wildlife on the Project Site, the existence of regionally significant wildlife corridors coming together on the Project Site, the proximity of parkland, including Griffith Park and the adjacent MRCA-managed parkland, together show that the Project may have a significant effect on wildlife movement in the area. These factors show at least a "reasonably possibility of a significant effect." The intense wildlife activity on or near the Project Site is an "unusual circumstance" that distinguishes the Project from run-of-the-mill single-family homes that are appropriate for the Class 3 CEQA categorical exemption. These unusual circumstances, when there is a reasonable possibility of a significant environmental effect preclude the use of a categorical exemption for this project (14. Cal. Code Regs. Section 15300.2(c); Berkeley Hillside Preservation, supra, 60 Cal4th at p. 1105.)

The evidence adduced above also supports a fair argument that the project may have a significant effect on the environment. Building a house at the junction of multiple wildlife corridors, adjacent to public parklands, will constrict wildlife movement in the region, this is a significant environmental effect requiring the preparation of an Environmental Impact Report. (Quail Botanical Gardens Found., Inc. v. City of Encinitas. (1994) 29 Cal.App.4th 1597, 1602.)

Response.

General Response:

The City issued a Categorical Exception ENV-2016-2415-CE for the proposed project. The California Environmental Quality Act (CEQA) provides that a project which entails the construction of up to three single family houses can be exempted from environmental review. The City's use of this Categorical Exemption for large single-family homes was upheld, on Monday March 2, 2015, by the California Supreme Court which upheld the use of a CEQA exemption for a large single-family residence.

The proposed project qualifies for a Categorical Exemption under CEQA. As the lead agency, the City of Los Angeles Department of City Planning determined, after review of the whole of the record, that the project qualifies because the proposed project is for the construction of a new single-family dwelling. As a single-family home, the project qualifies for a Class 3 Category 1 Categorical Exemption.

There are six (6) exceptions to this Class 3 Category 1 Categorical Exemption that must be considered in order to find a project exempt under the Class 3 Category 1 Categorical Exemption. The exceptions are as follows:

- a. A project which ordinarily may have insignificant impacts may have significant impacts if it is located in a particularly sensitive environment.
- b. All exemptions from CEQA are inapplicable if a cumulative impact, significant over time, will occur from successive projects of the same type in the same place.
- c. A Categorical Exemption from CEQA cannot be used if there is a reasonable possibility that an activity will have a significant effect on the environment due to unusual circumstances.
- d. A Categorical Exemption from CEQA cannot be used for a project which may result in damage to scenic resources (such as, trees, historic buildings, rock outcroppings) within a highway officially designated as a State Scenic Highway.
- e. A Categorical Exemption cannot be used on any site included on a list of hazardous waste sites (compiled pursuant to Gov. Code 65962.5).
- f. A Categorical Exemption cannot be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The City of Los Angeles Department of City Planning reviewed the proposed project in relation to exceptions a-f in the proposed project CEQA document, ENV-2016-2415-CE, attached as Exhibit D. After consideration of the whole of the record, the lead agency found that the proposed project did not qualify for any of the above exceptions and could utilize the Class 3 Category 1 Categorical Exemption.

The proposed project will not result in any unusual circumstances that preclude the use of a Categorical Exemption. Unusual circumstances are limited to either substantial evidence that shows a feature of the project distinguishes it from other similar projects or substantial evidence that shows the project will have a significant impact on the environment. Substantial evidence is limited to facts, reasonable assumptions predicated upon facts, and expert opinions supported by facts. The appellant did not include substantial evidence demonstrating unusual, site-specific circumstances as a part of the appeal submission. In addition, specific Regulatory Compliance Measures (RCMs) embedded in the Los Angeles Municipal Code address concerns raised by the appellant in relation to the proposed project. These City RCM's have been historically proven to reduce impacts to the specific environment the project is located.

The appellant contends that the following project components constitute unusual circumstances:

A. The project site is adjacent to a large area of public land managed by the Mountains Recreation and Conservation Authority

The project site, 6825 Mulholland Drive, is located adjacent to the Cahuenga Pass Open Space, which is managed by the Mountains Recreation and Conservation Authority. However, this fact alone does not constitute an unusual circumstance because it is not a unique feature to this property. There are many parkland areas throughout the Mulholland Specific Plan area; hundreds of properties abut these parkland areas.

B. There is evidence of extensive wildlife presence on the project site

The appellant provides observational evidence of wildlife presence on the site. However, the presence of wildlife on a project site does not constitute an unusual circumstance as almost all hillside parcels are used as habitat due to the area's low density and abundant open space.

C. The Project Site is a major confluence of wildlife corridors

In the City of Los Angeles, there are no identified wildlife corridor restrictions and no legal requirements to preserve specific corridors for wildlife movement. No ordinance or plan prohibits the Department of City Planning from approving projects for reasons related to wildlife movement.

Furthermore, the project site is not located at a confluence of wildlife corridors. The appellant incorrectly interprets MRCA maps and draws conclusions that cannot be made based on these diagrams, as discussed below. As such, the appellant has not provided substantial evidence that the project site is located at a major confluence of wildlife corridors.

The appellant provides a number of exhibits related to the argument that the Project Site is a major confluence of wildlife corridors, discussed in detail below:

Exhibit 1: Eastern Santa Monica Mountains Habitat Linkage Planning Map

The appellant provides this exhibit to demonstrate that the project site is “adjacent to a large area of public land managed by the Mountains Recreation and Conservation Authority.” Although Planning Staff agrees with this statement, this statement alone does not constitute an unusual circumstance. There are numerous large parcels managed by the MRCA throughout hillside areas and hundreds of parcels adjacent to these open space areas.

Exhibit 2: DIR-2016-2414-DRB-SPP-MSP, 6825 Mulholland Drive

The appellant provides this exhibit to demonstrate that the project site “is near several other large MRCA-managed parcels.” Although Planning Staff agrees with this statement, this statement alone does not constitute an unusual circumstance. There are numerous hillside parcels located near at least two parcels managed by the MRCA.

Exhibit 3: 6825 Mulholland Drive, Mountains Recreation and Conservation Authority staff

The appellant provides this exhibit to demonstrate that “the Project Site is a major confluence of wildlife corridors.” However, the appellant’s application of Exhibit 3 is inaccurate because this exhibit does not illustrate wildlife corridors. According to the map key, the yellow arrows drawn through the project site that link to other open space areas are wildlife movement opportunities, not wildlife corridors.

Diagrams similar to Exhibit 3 are commonly prepared by MRCA staff regarding projects in the Mulholland Specific Plan. These diagrams demonstrate logical connections between open spaces in hillside areas but do not represent wildlife corridors. In fact, the MRCA exhibit that represents wildlife corridors is the appellant’s Exhibit 1, Eastern Santa Monica Mountains Habitat Linkage Planning Map. The MRCA provided a detail of this map to Planning Staff, attached as Exhibit C. According to this MRCA map, which illustrates wildlife corridors with pink lines, there are no wildlife corridors through the subject site located at 6825 Mulholland Drive. Furthermore, the most direct identified wildlife corridor from the MRCA-managed Cahuenga Pass Open Space to the Hollywood Reservoir and Griffith Park is via the Mulholland Drive Bridge, located to the northeast.

As such, the appellant’s application of Exhibit 3 is inaccurate because this exhibit does not illustrate wildlife corridors. In reality, the appellant’s own Exhibit 1 illustrates that the project site is not located near to or at a confluence of wildlife corridors.

Exhibit 4: In the Footsteps of an Urban Mountain Lion. L.A. Times. Author Thomas Curwen
The appellant provides this exhibit for its analysis “of the mountain lion known as P-22, which lives in Griffith Park.” According to the appellant, Exhibit 1 suggests that P-22 must have gone through, or very close to, the Project Site before crossing the 101 freeway to travel east into Griffith Park. However, this article also states “How P-22 got into Griffith Park is anyone’s guess. Researchers believe he was born in the Santa Monica Mountains.” As such, there is no scientific evidence suggesting that P-22 traveled through or near the Project Site or on any specific corridor. Even if P-22 had traversed the subject site, this fact alone does not constitute an unusual circumstance as P-22 and other wildlife have likely crossed over thousands of properties in a variety of hillside areas.

D. Overall evidence of an unusual circumstance

Consideration of all evidence supplied by the appellant together does not constitute an unusual circumstance because there are hundreds of hillside properties that abut public parkland, provide refuge for wildlife, and support wildlife on-site. As discussed above, contrary to the appellant’s claims, the project site is not an identified wildlife corridor by either the Department of City Planning or Mountains Recreation and Conservation Authority. The site features the appellant describes as unusual are not unusual because they apply to hundreds of hillside properties and are not unique to the site. As such, there are no unusual circumstances on the project site.

CONCLUSION

For the reasons stated herein, and in the findings of the Director’s Determination, the proposed project does comply with the applicable provisions of the Mulholland Scenic Parkway Specific Plan. The intent of the Specific Plan is to provide standards to ensure land uses and development in a manner that is compatible with or complements the surrounding community. Planning Staff evaluated the project’s design, building materials, and landscaping, after the project was reviewed by a contingent of the DRB. Based on the complete plans submitted by the applicant and considering the appellant’s arguments for appeal, Staff finds that the project meets the standards of the Plan.

Therefore, it is recommended that the South Valley Area Planning Commission deny the appeal, and otherwise sustain the original determination of the Director of Planning.

EXHIBIT A

ZIMAS Parcel Profile Report, Vicinity Map, Aerial Photographs, and Specific Plan Map



City of Los Angeles Department of City Planning

3/1/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6825 W MULHOLLAND DR

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

APCSV-2004-2459-SPE
CPC-2002-6583-SP
CPC-2002-6583-SP
CPC-18760
ORD-167943
ORD-167943
ORD-132416
ORD-129279
ORD-128730
DIR-2016-2414-DRB-SPP
PMEX-3803
ENV-2016-2415-CE
ENV-2009-832-CE
ENV-2004-2460-MND
PRIOR-06/01/1946

Address/Legal Information

PIN Number	156A183 355
Lot/Parcel Area (Calculated)	7,966.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D1
Assessor Parcel No. (APN)	5549005013
Tract	None
Map Reference	SW 1/4 SW 1/4 SEC 34 T1N R14W
Block	None
Lot	PT SW 1/4 SW 1/4 SEC 34 T1N R14W
Arb (Lot Cut Reference)	56
Map Sheet	156A183

Jurisdictional Information

Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David Ryu
Census Tract #	1437.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RE15-1-H
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Very Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	Mulholland Scenic Parkway (Inner Corridor)
Special Land Use / Zoning	None
Design Review Board	Yes
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5549005013
Ownership (Assessor)	
Owner1	HARRISON,CHAD AND TARANEH
Address	1735 N FULLER AVE APT 122 LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	HARRISON, CHAD AND TARANEH
Address	1735 N FULLER AVE APT 122 LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.168 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	\$62,133
Assessed Improvement Val.	\$0
Last Owner Change	06/10/15
Last Sale Amount	\$120,001
Tax Rate Area	67
Deed Ref No. (City Clerk)	685125 569605 2343003 2048917 1793494 1774612
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	North Hollywood
Reporting District	1599

Fire Information

Bureau	West
Batallion	5
District / Fire Station	76
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

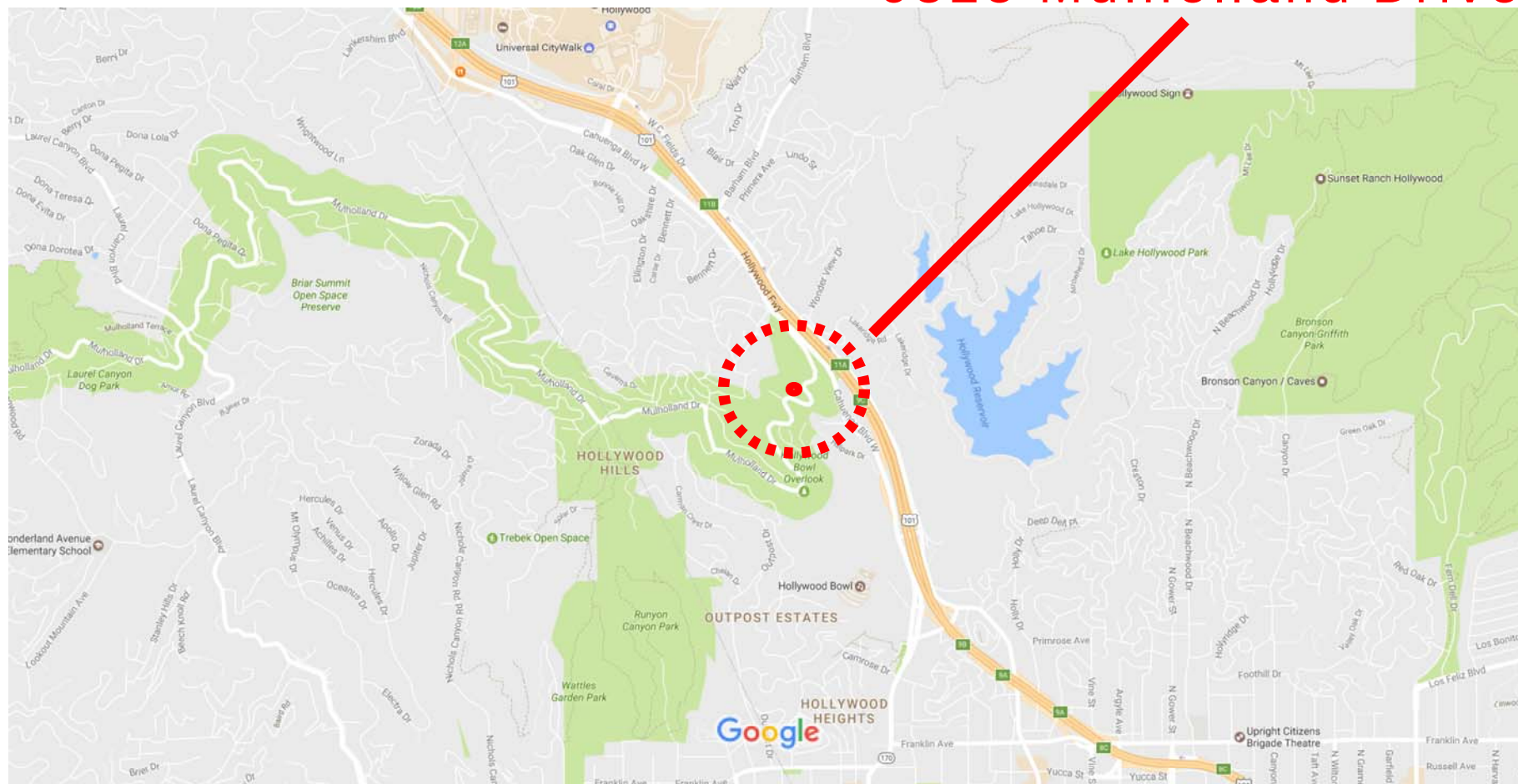
Case Number:	APCSV-2004-2459-SPE
Required Action(s):	SPE-SPECIFIC PLAN EXCEPTION
Project Descriptions(s):	A NEW 2990.09 SQ. FT ONE-STORY, SINGLE-FAMILY RESIDENCE, WITH A 1324.39 SQ. FT TWO-CAR BASEMENT LEVEL GARAGE, AND A 403.11 SQ. FT. HABITABLE BASEMENT AREA, CONSTRUCTED ON A PROMINENT RIDGE WITHIN THE MULHOLLAND SCENIC PARKWAY INNER CORRIDOR (SPECIFIC PLAN EXCEPTION).
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	DIR-2016-2414-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	NEW 1,820 SQFT AND OVERALL BUILDING HEIGHT IS 26'SINGLE FAMILY RESIDENCE WITH DECK, SWIMMING POOL, TWO CAR GARAGE (445SF), DRIVEWAY ACCESS BRIDGE AND 1,760 SF BASEMENT. PURSUANT TO 11.5.7.C AND 16.50 A PROJECT PERMIT COMPLIANCE MULHOLLAND SPECIFIC PLAN AND DESIGN REVIEW BOARD TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, CARPORT AND POOL.
Case Number:	ENV-2016-2415-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	NEW 1,820 SQFT AND OVERALL BUILDING HEIGHT IS 26'SINGLE FAMILY RESIDENCE WITH DECK, SWIMMING POOL, TWO CAR GARAGE (445SF), DRIVEWAY ACCESS BRIDGE AND 1,760 SF BASEMENT. PURSUANT TO 11.5.7.C AND 16.50 A PROJECT PERMIT COMPLIANCE MULHOLLAND SPECIFIC PLAN AND DESIGN REVIEW BOARD TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, CARPORT AND POOL.
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENT CLEARANCE TO ADD SUSTAINIBILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES
Case Number:	ENV-2004-2460-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	A NEW 2990.09 SQ. FT ONE-STORY, SINGLE-FAMILY RESIDENCE, WITH A 1324.39 SQ. FT TWO-CAR BASEMENT LEVEL GARAGE, AND A 403.11 SQ. FT. HABITABLE BASEMENT AREA, CONSTRUCTED ON A PROMINENT RIDGE WITHIN THE MULHOLLAND SCENIC PARKWAY INNER CORRIDOR (SPECIFIC PLAN EXCEPTION).

DATA NOT AVAILABLE

CPC-18760
ORD-167943
ORD-167943
ORD-132416
ORD-129279
ORD-128730
PMEX-3803
PRIOR-06/01/1946

Google Maps Vicinity Map

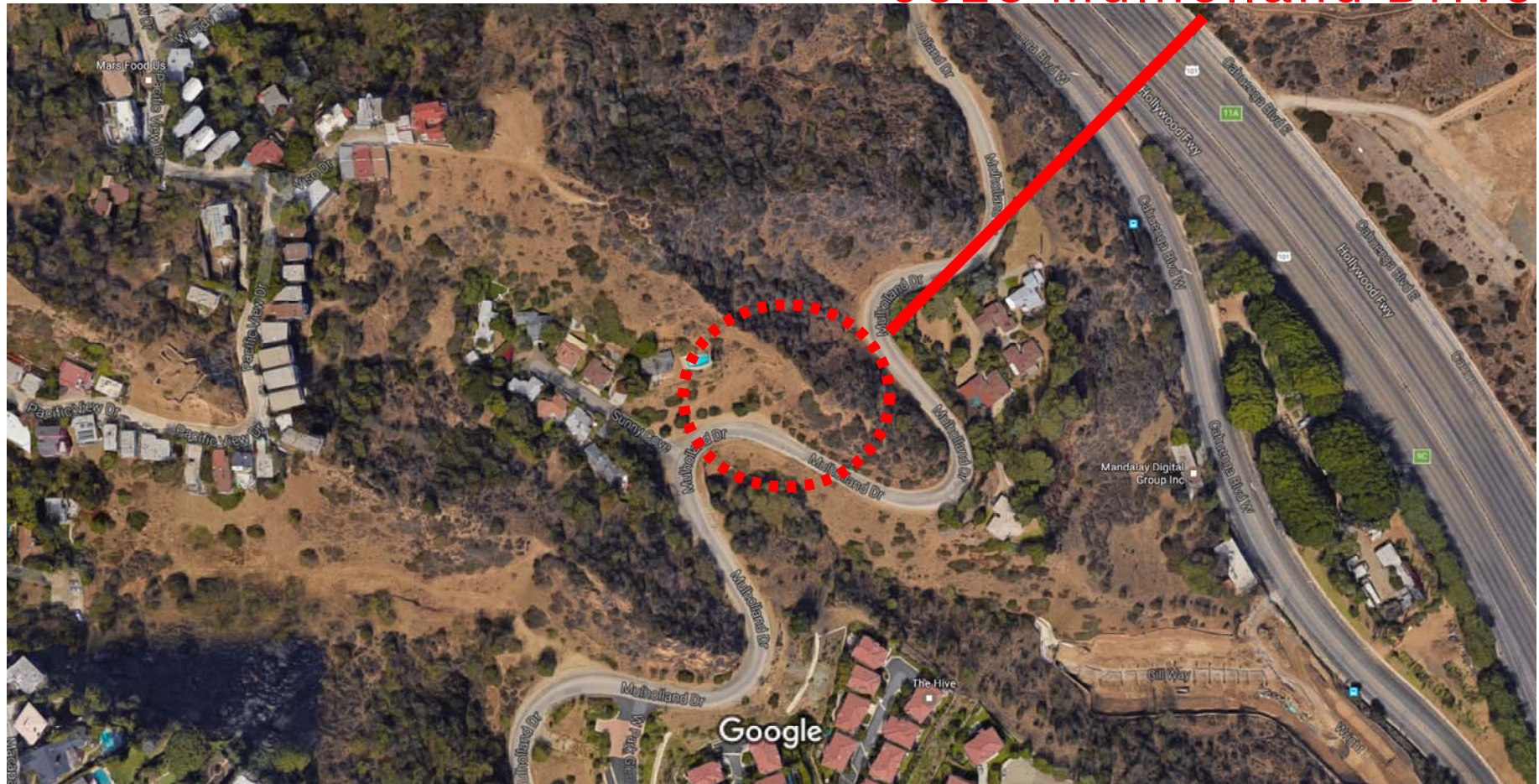
6825 Mulholland Drive



Map data ©2017 Google 1000 ft

Google Maps Aerial Photograph

6825 Mulholland Drive



Imagery ©2017 Google, Map data ©2017 Google 100 ft

Mulholland Scenic Parkway Specific Plan

6825 Mulholland Drive

Hollywood Reservoir

Hollywood Bowl
Overlook

Hollywood Bowl

Kanyon
Canyon Park

Kanyon
Canyon Park

Wattles
Garden
Park

Inner Corridor

Overlay Zone
500' from Right-of-Way

Outer Corridor

Overlay Zone
500' to One-Half Mile from Right-of-Way

Institutional Use Corridor

Publicly-Owned Open Space

Roadway

Public Parkland

Prominent Ridge

Watercourse



Major Vista Point

Core Trail

Existing Trail, Fire, or Service Road

Proposed Trail

Organized Group Meeting Center



Visitor's Center

Specific Plan Area: Map 12 of 12

Not to Scale

EXHIBIT B

Director's Determination DIR-2016-2414-DRB-SPP-MSP including Approved Plans

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
Deputy Director
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW &
DESIGN REVIEW**

January 24, 2017

Representative

Arshia Architects
550 Larchmont Boulevard Unit
100
Hollywood, CA 90024

Owner/Applicant

Chad and Taraneh Harrison
1735 North Fuller Avenue #122
Los Angeles, CA 90046

Case No. DIR-2016-2414-DRB-SPP

CEQA: ENV-2016-2415-CE

Location: 6825 Mulholland Drive

Council District: 4- Ryu

Neighborhood Council: Hollywood Hills West

Community Plan Area: Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass

Land Use Designation: Very Low Residential

Zone: RE15-1-H

Legal Description: Lot: PT 1/4 SW 1/4 SEC 34 T1N
R14W; Block: None; Tract: None

Last Day to File an February 8, 2017

Appeal:

DETERMINATION

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review and Design Review for the Construction of a new, 1,266 square-foot, two-story, single-family residence with an attached, two-car, 341 square-foot garage. The project includes approximately 174 square-feet of covered porch/patio/breezeway/balcony space, 492 square feet of hardscape, and 1,209 square feet of basement area. This would result in a total structure of 2,990 square feet with a maximum height of approximately 15 feet, 0 inches on an approximately 7,966 square-foot lot.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled "Exhibit E-1 to E-14", dated October 12, 2016, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to 2,990 gross square feet.
3. **Height.** The project shall be limited to a 15-foot height envelope with a maximum height of 22 feet, 6 inches.

Design Review Conditions

4. **Licensed Arborist**
 - a. The applicant shall retain a licensed arborist on site during all construction activities.
5. **Landscape Screening**
 - a. The applicant shall screen the driveway and driveway bridge with dense plantings selected from the preferred plant list.
 - b. The applicant shall screen the pool, deck, and all structure elements visible from Mulholland Drive.
6. **Driveway**
 - a. When the driveway is at an elevation between zero (0) and three (3) feet above adjacent finished grade, the applicant shall fill the area under the driveway with dirt and shall not utilize guardrails unless required by City Departments for safety purposes.
 - b. The applicant shall utilize textured stucco for all driveway guardrail walls.

Administrative Conditions

7. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

8. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
10. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
11. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
12. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
13. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
14. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

The proposed project is the construction of a new, 1,266 square-foot, two-story, single-family residence with an attached, two-car, 341 square-foot garage. The project includes approximately 174 square-feet of covered porch/patio/breezeway/balcony space, 492 square feet of hardscape, and 1,209 square feet of basement area. This would result in a total structure of 2,990 square feet with a maximum height of approximately 15 feet, 0 inches. The project site is in the MSP Inner Corridor, within 100 feet of Mulholland Drive, and on a prominent ridge. The project is subject to the Baseline Hillside Ordinance and on an approximately 7,966 square-foot lot. The applicant has stated that the project is upslope from Mulholland Drive and is visible from Mulholland Drive. The project includes the removal of one protected tree.

1. A recommendation was made by the Mulholland Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:

The proposed project is subject to the design review process because it is located within the boundaries of the Mulholland Scenic Parkway Specific Plan.

The Design Review Board met on September 1, 2016 where the board convened a quorum of 5 members and voted unanimously (5-0) to continue the case with the following conditions:

- a. Per Guideline 57, replace Yucca sp. with preferred Hespero yucca whipplei
- b. Per Guideline 57, replace Tecoma capensis and Abe dawei "Yellow" with less brightly colored species from the preferred plant list
- c. A certified arborist shall be present on-site during all construction activities
- d. Retaining walls shall not exceed 16 feet in total height. The lower wall may be 10 feet and the upper wall may be 6 feet. The retaining walls shall include a minimum 3-foot wide planted buffer between the walls and a landscaped area at the base of the lower wall
- e. Verify with the Department of Public Works if the driveway is permitted in the public right-of-way
- f. Integrate the building in to the natural topography
- g. Verify the project height is permitted according to the Specific Plan
- h. Work with the Mountains Recreation and Conservation Authority to complete and agree on a conservation easement
- i. If any portion of any basement daylights the maximum basement size shall be 655 square feet
- j. Verify that the project complies with design guideline 8
- k. Verify that the project complies with design guideline 16
- l. Comply with design guideline 18, viewshed protection
- m. Redesign the building to comply with the Specific Plan in regards to the building's relationship to the prominent ridge
- n. Create an alternative design solution to the driveway bridge
- o. Limit building height to 15 feet per the specific plan

The Design Review Board met on January 19, 2017 where the board convened a quorum of 7 members. The vote was unanimous (7-0) recommending conditional approval of the project since the project will substantially comply with Section 16.50, Subsection E of the Los Angeles Municipal Code as well as the relevant design guidelines and development provisions of the Plan. The conditions recommended by the board were:

- a. A certified arborist shall be present on-site during all construction activity
 - b. Screen the driveway bridge with dense plantings from the preferred plant list
 - c. Screen the pool, deck, and all structure elements visible from Mulholland Drive
 - d. When the driveway is at an elevation between zero and three feet above adjacent finished grade, the area under the driveway shall be filled with dirt and shall utilize the minimum height required for guardrails
2. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

Based on a review of the plans submitted with the application, marked Exhibit E-1 to E-14, dated October 12, 2016, DIR-2016-2414-DRB-SPP, the Director of Planning makes the following findings in accordance with the applicable design review criteria of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992:

Section 5.A: Uses

The project proposes the use of land for a one-family dwelling, which is a permitted use and as such, the project use complies with Section 5.A of the Specific Plan.

Section 5.B: Environmental Protection Measures

The subject property is defined as a prominent ridge as per the definition in Section 4 since a ridgeline appears on the subject property on the map of the Specific Plan Area: Map 12 of 12. As per Section 5.B.1.a, the Plan states that:

Notwithstanding Subsection C below, prominent ridges shall not be graded, altered or removed without the prior written approval of the Director pursuant to Section 11. The Director may approve up to 1,000 cubic yards of grading of a prominent ridge after making the following findings:

- i. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.*
- ii. The grading is compatible with the natural topography.*
- iii. The Department of Building and Safety has determined that grading will minimize erosion.*
- iv. The grading is necessary to allow the owner reasonable use of the lot.*
- v. The grading will allow for a project more compatible with the purposes of the Specific Plan.*

On Page 18 of the conditionally approved proposed project plans, the applicant indicates that 160 cubic yards of grading will occur on the Prominent Ridge. The grading is necessary for the reasonable development of the site for the proposed single-family residence and to ensure that the project does not extend above the prominent ridge. A project that does not include a reasonable amount of grading on the prominent ridge would be incompatible with other Mulholland Scenic Parkways Specific Plan requirements related to the maximum height of structures and would be inharmonious with several Design Guidelines. Furthermore, the applicant made major design changes to the project per the Design Review Board recommendations from the September 1, 2016 hearing. The changes to the project include reductions in grading quantity on the prominent ridge, grading fill and compaction that mimics the natural slope of the prominent ridge, a redesigned project that remains lower than the prominent ridge at all points, and the removal of one retaining wall from the project. The applicant has also prepared a Geotechnical and Soils report that will be reviewed by the Department of Building and Safety for compliance with Los Angeles Municipal Code regulatory compliance measures. As such, the project will minimize erosion to the subject site.

As per Section 5.B.1.b, the Plan states that:

Buildings and structures visible from Mulholland Drive shall not be constructed on the top of a prominent ridge. Buildings and structures visible from Mulholland Drive shall not be constructed within 50 vertical feet of the top of a prominent ridge without the prior written approval of the Director pursuant to Section 11. The Director may approve construction of a building and/or structure within 50 vertical feet of the top of a prominent ridge, but not exceeding the top after making the following findings:

- i. The placement of the building and/or structure not destroy or obstruct a scenic feature or resource.*
- ii. The placement of the building and/or structure complements the view from Mulholland Drive.*
- iii. The placement of the building and/or structure minimizes driveway and/or private street access into the right-of-way.*
- iv. The placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan.*

The proposed project plans indicate that the structure does not exceed the top of the prominent ridge and that the structure is not built on the top of the prominent ridge. The applicant made major design changes to the project per the Design Review Board recommendations from the September 1, 2016 hearing. In order to comply with Section 5.B.1.b., the applicant revised the project to follow the ridgeline. To accomplish this, the applicant eliminated one retaining wall, revised the flat roof to a pitched roof that mimics the natural site topography, stepped back the upper floor by an additional two feet, and lowered the entire structure in to the hillside by three feet. The proposed structure is also designed to complement the view from Mulholland Drive in that the building is sunk in to the hillside environment, is planted with native landscaping, utilizes a pitched roof that mimics the natural site topography, and utilizes dark, earth tone colors and materials that blend in to the hillside. The applicant also investigated a variety of designs for the proposed structure driveway and concluded that the conditionally approved option minimizes access to the right-of-way. Furthermore, the Design Review Board conditioned the driveway to remove the guardrails (except when required for safety purposes) and fill the area under the driveway with dirt, further reducing the impact of the driveway. As such, the conditionally approved project has taken every measure possible to ensure the proposed project results in no impact to the prominent ridge and is not constructed above the prominent ridge.

As such, the project complies with Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area.

According to the same map and <http://zimas.lacity.org> the project is further than 100 feet from a watercourse and is in compliance with Section 5.B.2, which limits grading within 100 feet of a stream bank.

According to the same map and <http://zimas.lacity.org> the project is within 200 feet of public parkland. As per Section 5.B.3, the Plan states that:

No project shall be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the prior written approval of the Director pursuant to Section 11. The Director may approve the construction of a project or grading within 200 feet of public parkland after making the following findings:

- a. The project preserves the residential character along the right-of-way.*
- b. The project will minimize erosion.*
- c. The project preserves the natural vegetation and the existing ecological balance.*
- d. The project protects identified archaeological and paleontological sites.*

e. The project minimizes driveway access into the right-of-way.

The proposed project is for the construction of a new, single-family residence. The applicant has also prepared a Geotechnical and Soils report that will be reviewed by the Department of Building and Safety for compliance with Los Angeles Municipal Code regulatory compliance measures. As such, the project will minimize erosion to the subject site. The proposed project includes the removal of one protected tree with a proposed mitigation of four trees. The applicant also proposes a full landscape plan with low water use native species that will complement the ecological balance of the adjacent parkland to the north. In addition, there are no known archaeological or paleontological findings on the subject site. However, should the applicant encounter any archaeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources. The applicant also investigated a variety of designs for the proposed structure driveway and concluded that the conditionally approved option minimizes access to the right-of-way. Furthermore, the Design Review Board conditioned the driveway to remove the guardrails (except when required for safety purposes) and fill the area under the driveway with dirt, further reducing the impact of the driveway. As such, the conditionally approved project has taken every measure possible to ensure the proposed project results in no adverse impacts to the adjacent public parkland.

As such, the project complies with Section 5.B.3., which requires findings be made for projects and grading proposed within 200 feet of the boundaries of any public parkland.

The project does propose to remove one protected tree, in accordance with Section 5.B.4. As per Section 5.B.4., the Plan states that:

No oak tree (*quercus agrifolia*, *lobata*, *q. virginiana*) shall be removed, cut down or moved without the prior written approval of the Director. The Director may approve the removal, cutting down or moving of an oak tree after making the following findings:

- a. The removal, cutting down or moving of an oak tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters.*
- b. The oak tree is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at said location.*

The removal of the one Oak tree will allow for reasonable development of the property for the proposed single-family residence. This home is subject to the Low Impact Development Ordinance that will require capturing and slowing the flow of water from a storm event. As such, the tree removal will not create undesirable, irreversible soil erosion for the project. Furthermore, the oak tree on this site does not have distinctive significance at its location, and as per the project plans and protected tree ordinance, will be replaced on site at a ratio of four (4) new trees for every one (1) tree removed.

As such, the project complies with Section 5.B.4.

Finally, should the applicant encounter any archaeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 5.B of the Specific Plan.

Section 5.C: Grading

The project requires 1,225 cubic yards to be cut, 428 of which will be used for fill, and 797 cubic yards will be exported; zero cubic yards will be imported. In Section 5.C the Plan states that:

The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:

- a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.*
- b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.*
- c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.*
- d. The Department of Building and Safety has determined that grading will minimize erosion.*

Per this Section, the applicant would be limited to 3,983 cubic yards of grading for the 7,966 square-foot lot. This grading is necessary for the reasonable development of the property for the single-family residence, conforms to the Landform Grading manual, and as conditioned in this determination letter the design of the home will be compatible with the Santa Monica Mountains. Furthermore the applicant is required to obtain grading permits and follow all practices imposed on them during the process of grading from the Building and Safety Grading Division. As such, the project complies with Section 5.C of the Specific Plan.

Section 5.D: Building Standards

The project is visible from Mulholland Drive. As per Section 5.D.1 of the Specific Plan:

The Director may approve a project's penetration into the viewshed after making the following findings:

- a. The Department of Building and Safety has determined that the height of the project does not exceed the height limit in lowed in paragraphs a, b or c of subdivision 2.*
- b. The project is designed to complement the view from Mulholland Drive.*

The project is upslope and is furthermore located on a lot within 100 feet of the Mulholland right-of-way. As such, the project's height is restricted to 15 feet. As proposed the project is 15 feet high, and complies with Sections 5.D.1.a and 5.D.2.a.

While the project abuts the right-of-way, the lot depth is less than 100 feet. As such, Section 5.D.3 does not apply to the project.

The project proposes a driveway guardrail/wall visible from Mulholland Drive. The gaurdrail has been conditioned to be constructed of earth tone stucco textured materials, and is therefore in compliance with Section 5.D.4, which requires a finish such as rough-cut, unfinished wood; native-type stone; split face concrete block; textured plaster walls; black or dark green chain link or wrought iron; or a combination thereof.

The roof, which is visible from Mulholland Drive, will not have any equipment placed on it, with the exception of solar panels, and will be surfaced with non-glare materials. As such, the project complies with Section 5.D.7.

As such, the project complies with Section 5.D of the Specific Plan.

Section 11.I.3: Design Review Criteria

Based on a review of the project proposal, and the recommendation of the Design Review Board, the proposed single family residence, as modified by the conditions herein, is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color and as such complies with Section 11.I.3 of the Plan.

Design Guideline 50: Neighborhood Compatibility

The size of the project including the square footage and height is compatible with the other neighboring homes. The project proposes 1,266 square feet, 2,990 gross square feet, and a 15.9% Floor Area Ratio. Nearby homes have an average of 1,718 square feet and an FAR of 14.81%. Finally, the project's finish materials of stucco, concrete, and aluminum are also found in nearby homes. As such, the project's size and design fits with the neighborhood and complies with compatibility Design Guideline 50.

Design Guideline 54: Protection of Native and/or Significant Trees

Design Guideline 55: Replacement of Native Trees

To ensure existing protected trees are maintained, the project is conditioned to require a certified arborist be present during all construction activities. As such, the project complies with Design Guideline 54 and 55.

Design Guideline 63: Landscape Screening

The project is conditioned to screen the driveway, driveway bridge, pool, deck, and all structures visible from Mulholland Drive by plantings selected from the current preferred list. As such, the project complies with Design Guideline 63.

Design Guideline 71: Planning and Design for Sustainable Building Practices

The project will follow the Green Building and Low Impact Development codes, as seen on Exhibits E-2. As such, the project complies with sustainable building practice Design Guideline 71.

- 3. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, and Class 3 and Category 1 of the City of Los Angeles CEQA Guidelines.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://www.planning.lacity.org/forms.htm>.

Planning Department public offices are located at:

*Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077*

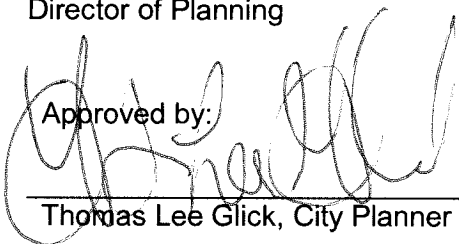
*Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050*

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or (818) 374-5050 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

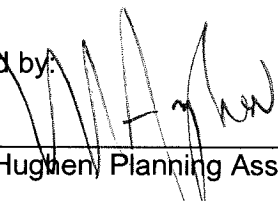
VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

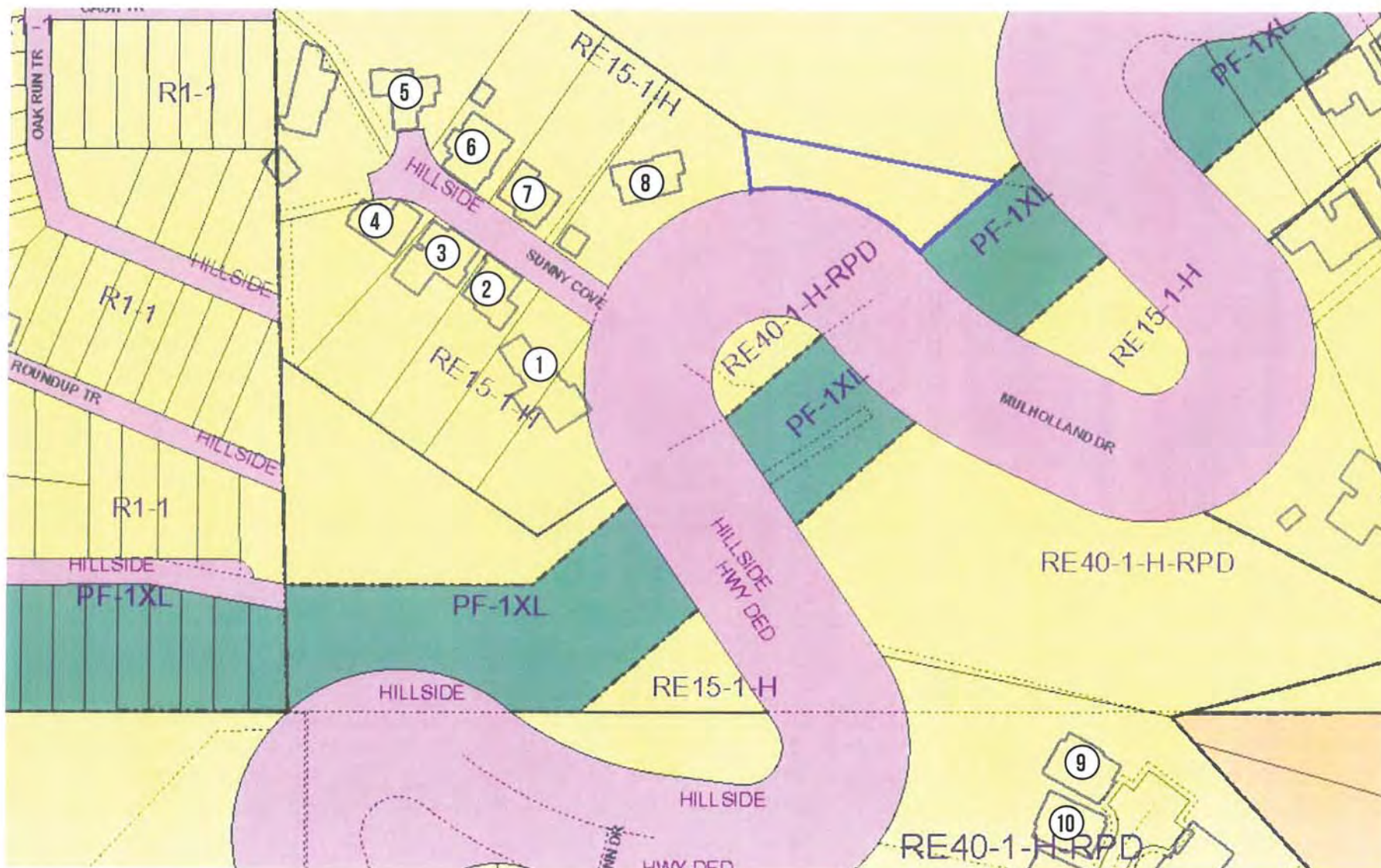


Thomas Lee Glick, City Planner

Prepared by:



William Hugueny, Planning Assistant



ARSHIA ARCHITECTS

PROJECT: MU25

NEIGHBORHOOD COMPAT.

DIR-2016- -DRB-SPP
DATE: 10/12/2016 STAFF: VKJ/WH/TG

550 N. LARCHMONT BL., UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

6825 MULHOLLAND DR.
LOS ANGELES CA 90068
MSCSP - INNER CORRIDOR

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-24-16



REFERENCE #	PROPERTY ADDRESS	BUILDING SQUARE FOOTAGE (ZIMAS)	BUILDING SQUARE FOOTAGE (PUBLIC RECORDS)	LOT SIZE (SF)	FLOOR AREA RATIO (FAR ZIMAS)	FLOOR AREA RATIO (FAR PUBLIC RECORDS)
INDIVIDUAL PROPERTIES	1 6850 W SUNNY COVE	1685	1685	15790	10.67%	10.67%
	2 6856 W SUNNY COVE	1192	1192	7999	14.90%	14.90%
	3 6862 W SUNNY COVE	1554	1554	9599	16.19%	16.19%
	4 6868 W SUNNY COVE	1236	1236	8794	14.06%	14.06%
	5 6871 W SUNNY COVE	1097	1097	26673	4.11%	4.11%
	6 6863 W SUNNY COVE	1157	1292	9544	12.12%	13.54%
	7 6857 W SUNNY COVE	982	982	9039	10.86%	10.86%
	8 6851 W SUNNY COVE	1482	1482	11430	13%	13%
	9 2754 N HOLLYVIEW CT	3762	3762	8563	43.93%	43.93%
	10 2761 N HOLLYVIEW CT	3026	4756	8563	35.34%	55.54%
	# OF BUILDINGS INCLUDED IN THE ANALYSIS	AVERAGE BUILDING SQUARE FOOTAGE (ZIMAS)	AVERAGE BUILDING SQUARE FOOTAGE (PUBLIC RECORDS)	AVERAGE LOT SIZE	AVERAGE FAR	
NEIGHBORHOOD AVERAGES	10	1717.3	1903.8	11599.4	14.81%	16.41%

PROPOSED PROJECT	PROPERTY ADDRESS	PROPOSED BUILDING SQUARE FOOTAGE	LOT SIZE (SF)	FAR	
EXCLUDING GARAGE	6825 W MULHOLLAND DR	1266	7966	15.89%	
INCLUDING GARAGE	6825 W MULHOLLAND DR	1601	7966	20.17%	
INCL BSMNT EXCL GARAGE	6825 W MULHOLLAND DR	2475	7966	31.07%	
INCLUDING BASEMENT	6825 W MULHOLLAND DR	3308	7966	41.53%	

*BUILDING AREAS INTERPOLATED FROM ZIMAS AND CALCULATIONS
***GARAGE ON BASEMENT LEVEL (NOT IN SQUARE FOOTAGE CALC'S)

*BUILDING AREAS INTERPOLATED FROM ZIMAS AND CALCULATIONS
**GARAGE ON BASEMENT LEVEL AND NOT IN SQUARE FOOTAGE CALCULATIONS
***BASEMENT LEVEL MEETS REQUIREMENTS FOR EXEMPTION, THEREFORE, NOT INCLUDED IN SQUARE FOOTAGE CALCULATIONS

Composite wood products used on the interior or exterior of the building will comply with formaldehyde requirements specified in arb's air toxics control measure for composite wood shown in table 4.504.5

Verification of compliance with this section will be provided as requested by enforcing agency with at least one of the following:

- Product certifications and specifications

- Chain of custody certifications

- Product labeled and invoiced as meeting the composite wood products regulation

- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the engineered wood association.

- Other methods acceptable to the enforcing agency

- Building will be in compliance with California Building Standards Code.

- Concrete slab foundations will have a vapor retarder by CBC chapter 19 or concrete slab-on-ground floors will have CRC chapter 5.

Capillary break will be installed in compliance with one of the following:

- 4 inch thick base of $\frac{1}{2}$ inch or larger clean aggregate provided with vapor retarder in direct contact with concrete and a concrete mix design; this will address bleeding, shrinkage, and curling.

- Other methods approved by enforcing agency.

- Slab design specified by a licensed professional

Building materials with visible water damage will not be installed. Moisture content will be verified in compliance with the following:

- Probe-type or contact-type moisture meter or equivalent moisture verification methods approved by the enforcing agency and will be in compliance with section 101.8

- Moisture readings will be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to enforcing agency. This will be provided at the time to enclose wall and floor framing. Insulation products with visible moisture or high moisture content will be replaced or dried prior to wall or floor enclosure. Wet applied insulation products will comply with manufacturers drying recommendations prior to enclosure

Bathrooms will be mechanically ventilated and will comply with the following:

- Energy Star compliant ducted to exterior

- Unless a component of a whole house system, fans must be controlled by a humidity control.

- Humidity controls will be adjustable to a range of greater than or equal to 50 percent to a maximum of 80 percent humidity range. Manual or automatic may be used.

- Humidity control may be a separate element to exhaust fan and does not need to be integral.

Heating and air-conditioning systems will be sized, designed, and have their equipment selected with the following methods:

Heat loss and gain according to ANSI/ACCA 2 manual I – 2004, ASHRAE handbooks, or other equivalent design software or methods.

Duct systems sized according to ANSI/ACCA 1 manual D-2009, ASHRAE handbooks or other equivalent design software or methods.

Select heating and cooling equipment according to ANSI/ACCA 3 manual S-2004, or other equivalent design software or methods.

Amendments to the green building code 2013

A storm water drainage plan will be implemented during construction to prevent flooding of adjacent property, erosion, and retain soil runoff on the site.

Compliance to facilitate future installation of EVSE and devices related to EV charging station will be installed in accordance with California Electrical Code, article 625.

A dedicated raceway will be installed to accommodate a 208/240 volt branch circuit. The raceway will not be less than 1 inch inside diameter. The raceway will originate at the main service or subpanel and will terminate in close proximity to the proposed location of the charging system into a listed cabinet, box, or other enclosure. Raceway will be continuous at enclosed or concealed areas and spaces. May terminate in approved location where demonstration that area is accessible and no removal of materials is necessary to complete the final installation is shown. Will support at least level 2 EVSE. Equivalent installation methods may be approved by governing agency.

A label stating "EV capable" will be placed in a conspicuous place at service panel or subpanel.

Reduction of heat island effect will be utilized to comply with the following:

- Roofing material with a minimum 3 year aged solar reflectance equal or greater than the values in table 4.106.5

- Roofing material will have initial and/or aged thermal emittance equal to or greater than specified in table 4.106.5

Reduction of heat island effect for 25% of pathways, patios, driveways or other paved areas with one or more of the following:

- Trees/plantings which provide shade within 5 years of planting.

- Use of high albedo materials with an initial solar reflectance value of at least .30

- Use of open grid pavement system or permeable pavement system

- Solar panel array to create a canopy shade system

- Other methods acceptable to the department.

- A solar zone of 250 Square feet will be provided.

Outdoor lighting systems will comply with the following:

- Minimum requirements in California energy code for lighting zones 1-4 defined in chapter 10 of California Administrative Code

- Backlight, uplight, and glare ratings as defined in ESTM-15-11, these ratings must not exceed table 5.106.8 Or comply with local ordinances in form with section 107.7. Whichever is more stringent.



ARSHIA ARCHITECTS

PROJECT: MU25

SUSTAINABILITY

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

6035 MIDWILLAND DR
LOS ANGELES CA 90008
M25-2013-00000R
M25-2013-00000R

MULTI-LAND SCENIC CORRIDOR
DESIGN REVIEW MAP #1004
SCENIC MAP #1004
09.16.16



ARSHIA ARCHITECTS

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

PROJECT: MU25

604.5 DOLITHMAN BL
LOS ANGELES CA 90004
PROJECT: IMPERIAL CORP/ST

SUSTAINABILITY

MULTIPLE AND SEVERAL ROOMS
USING RECYCLED AND GREEN
SUSTAINABLE PRODUCTS
LOS ANGELES

Wastewater will be reduced by 20% with the following methods:

Water-conserving fixtures meeting criteria in section 5.303.2 or 5.303.3

Utilization of nonpotable water systems compliant with LA Plumbing Code or other methods described in section 5.304.B

100% of trees, shrubs, associated vegetation and soils removed will be reused or recycled unless contaminated.

Readily accessible areas will be provided for recycling.

Refrigerant piping, valves and fittings will be used that is in compliance with LA Mechanical Code.

As per department requirement a special inspection will be provided to prove compliance with code. Special inspectors will demonstrate competence to the satisfaction of the enforcing agency.

Article 9, division 11 appendix a4 residential voluntary measures

Voluntary measures will be assessed as the project progresses through the design phases and implemented as seen fit to provide a better environment for the occupants and the community.



ARSHIA ARCHITECTS

PROJECT: MU25

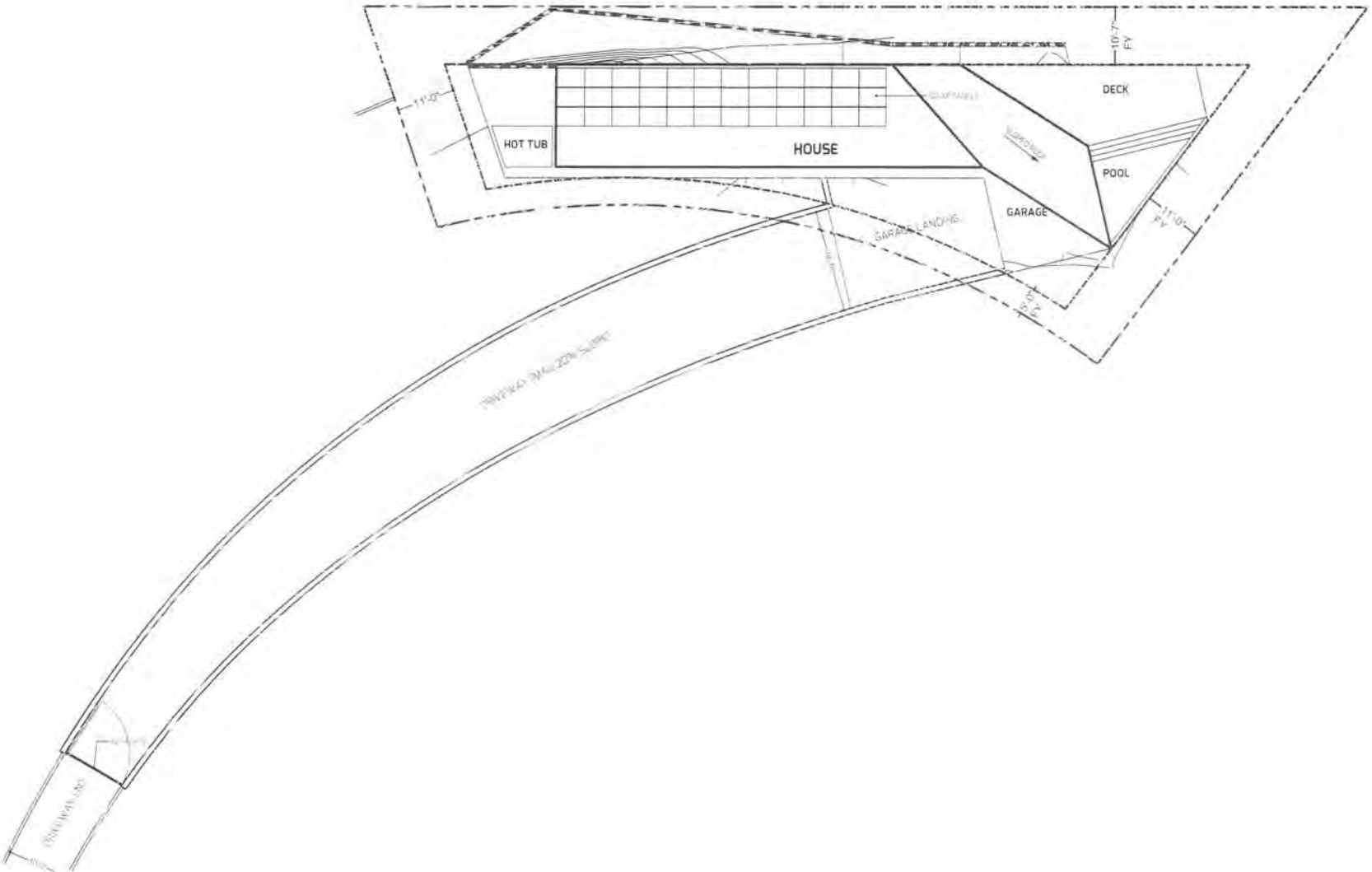
SUSTAINABILITY PLAN

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

8627 MULHOLLAND DR.
LOS ANGELES CA 90006
PROJECT: INTERIOR CORRIDOR

MULHOLLAND NUTRIC CORRIDOR
DESIGN REVIEW BY ARSHIA ARCHITECTS
07-24-16

E2D
PART 1



SUSTAINABILITY PLAN

1/16" = 1'-0"





ARSHIA ARCHITECTS
550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

PROJECT: MU25
6825 MULHOLLAND DR
LOS ANGELES, CA 90068
MSCSP - INNER CORRIDOR

TOPOGRAPHIC SURVEY
MULTI-HOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-26-16

INDIA MAP
E-3 TOPOGRAPHIC SURVEY
DIR-2016/2 -DRB-SPP
DATE: 01/7/2016 STAFF: VKJ/WH/TG
EXHIBIT OF

E.3A
PAGE 51

5



DATE: 8-5-15	DRAWN BY: A.S.
DATE OF SURVEY: 7-17-15	CHECKED BY: L.S.
JOB NAME: ARDRA/HARRISON	SHEET 1 OF 1





ARSHIA ARCHITECTS

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

PROJECT: MU25

6825 MULHOLLAND DR.
LOS ANGELES, CA 90068
MUSP INNER CORRIDOR

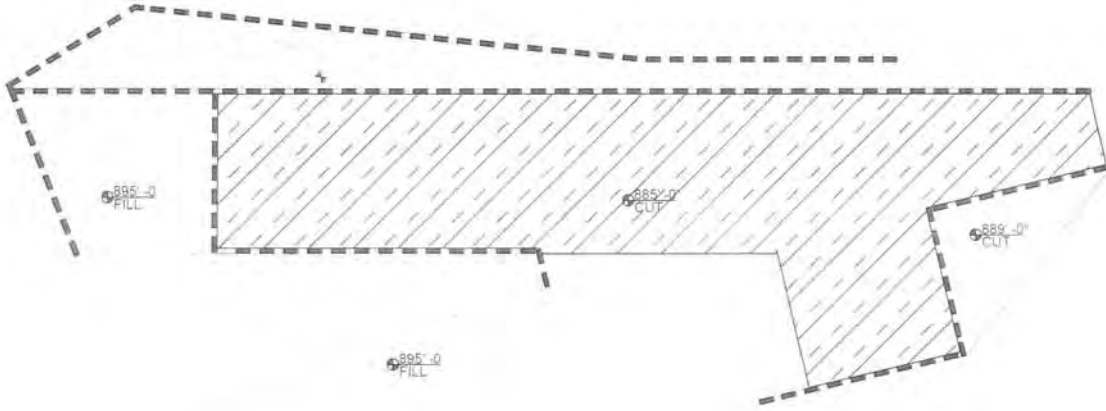
GRADING PLAN

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
09-24-16

E-5 GRADING PLAN

DIR-2016-
DATE: 01/11/2016
-DRB-SPP
STAFF: VKJ/VW/TG
OF
EXHIBIT

E.5A
PAGE 53



GRADING PLAN

1/16" = 1'-0"





ARSHA ARCHITECTS

PROJECT: MU25

SITE PLAN

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHA.NET

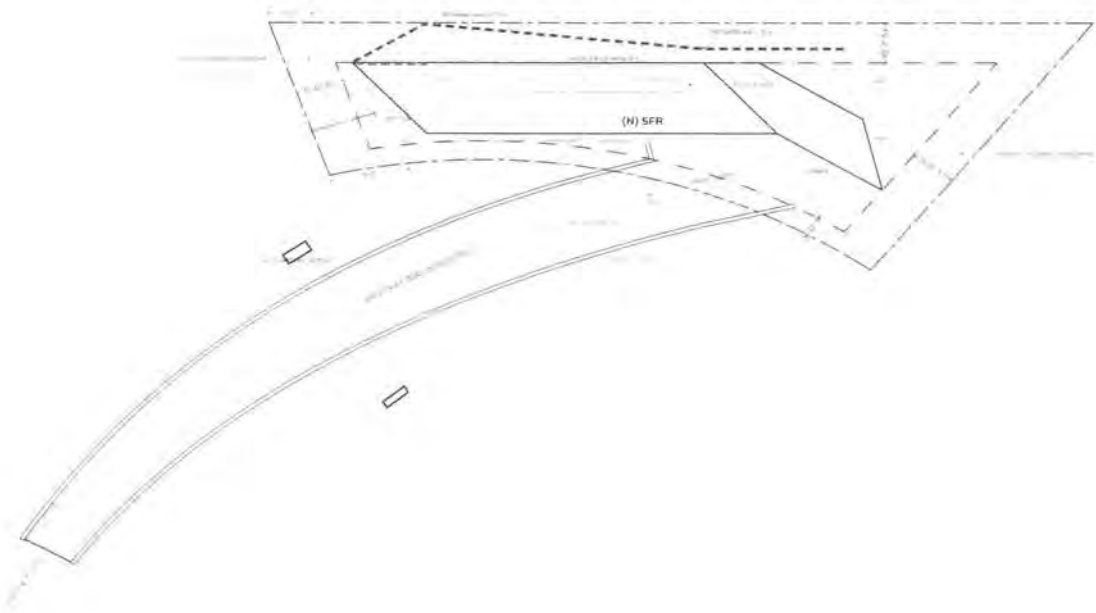
6825 MULHOLLAND BL.
LOS ANGELES, CA 90068
MUSCO INNER CORRIDOR

MULHOLLAND SCENE CORRIDOR
DESIGN REVIEW PLAN & MONITORING
SCHEMATIC DESIGN
05.24.16

DIR-2016-07-22-2016
DATE: 7/22/2016
FVH/CE
STAFF: VKJ/VH/TG

E-6A
DATE: 7/22/2016
FVH/CE

E.6A
DATE: 7/22/2016
FVH/CE



LOT SIZE
7,966 SF

RES. FLOOR AREA
1,266 SF

BUILDING FOOTPRINT
2,250SF

HARDSCAPE
492 SF

NUMBER OF PARKING
SPACES
2 GARAGE
2 DRIVEWAY

FLOOR AREA RATIO
15.9 %

% COVERED BY HARD-
SCAPES
31.1%

SITE PLAN

1/32" = 1'-0"





ARSHIA ARCHITECTS

PROJECT: MU25

FLOOR 0 (ENTRY LEVEL)

10/14/16 JKJ/VH/TG
-DRB-SPP
DATE: 10/11/2016 STAFF: VKJ/VH/TG

E7A
1st

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90024
310.786.7876
OFFICE@ARSHIA.NET

6825 MULHOLLAND DR.
LOS ANGELES CA 90048
MRSCP - INTERIOR DESIGN

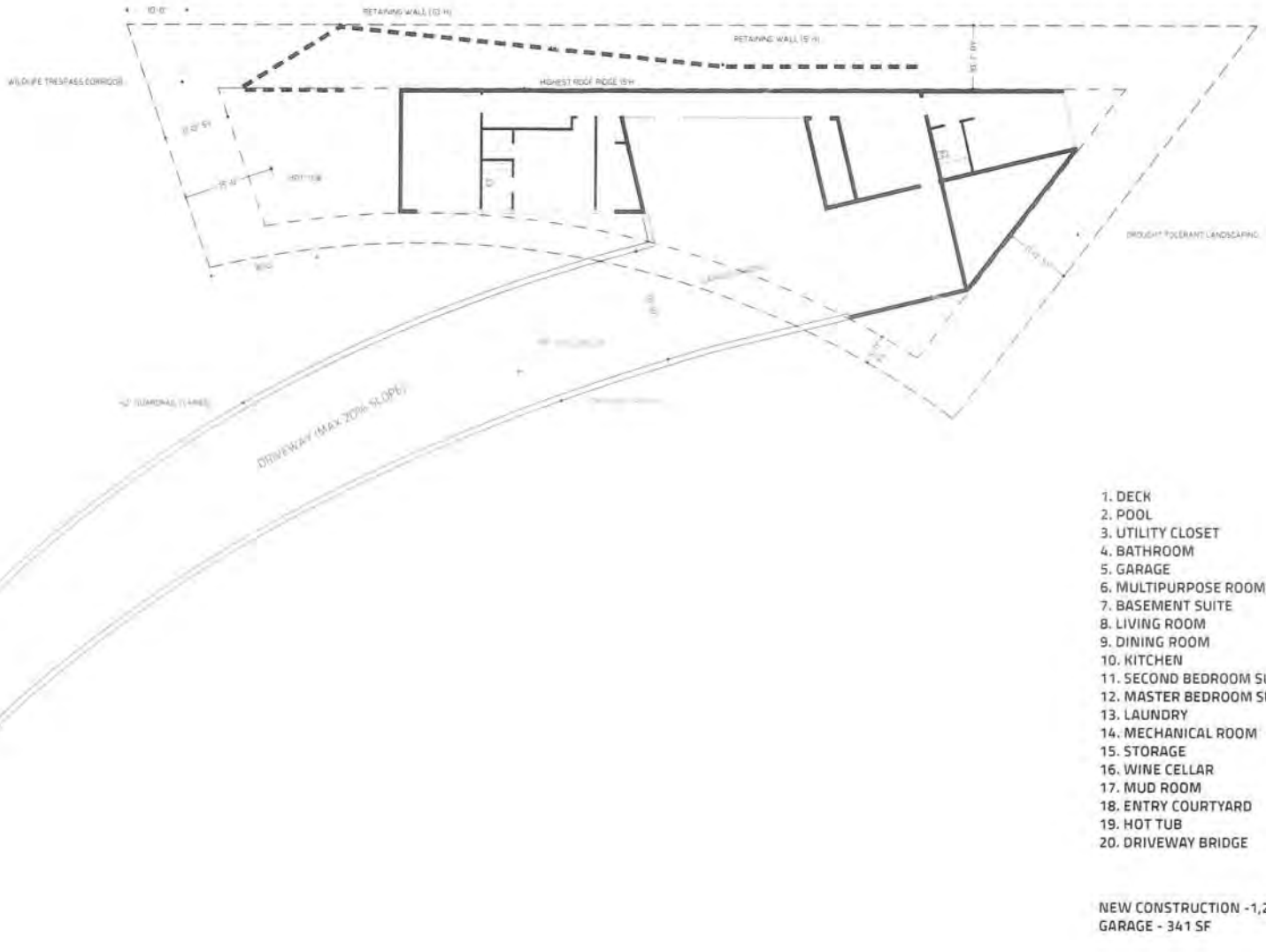
MULHOLLAND AND SCOTT CORRIDOR
DESIGN REVIEW APPROVAL
SCHEMATIC DESIGN
09-26-16

E-7 FLOOR PLANS
(PAGE 1 OF 1)

EXHIBIT OF

1. DECK
2. POOL
3. UTILITY CLOSET
4. BATHROOM
5. GARAGE
6. MULTIPURPOSE ROOM
7. BASEMENT SUITE
8. LIVING ROOM
9. DINING ROOM
10. KITCHEN
11. SECOND BEDROOM SUITE
12. MASTER BEDROOM SUITE
13. LAUNDRY
14. MECHANICAL ROOM
15. STORAGE
16. WINE CELLAR
17. MUD ROOM
18. ENTRY COURTYARD
19. HOT TUB
20. DRIVEWAY BRIDGE

NEW CONSTRUCTION - 1,266 SF
GARAGE - 341 SF



FLOOR 0

1/16" = 1'-0"





ARSHIA ARCHITECTS

PROJECT: MU25

FLOOR 1 (LIVING LEVEL)

1/14/2016 JKU/JM/STAFF: VKU/JM/TG

E7B

550 N. LARCHMOUNT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

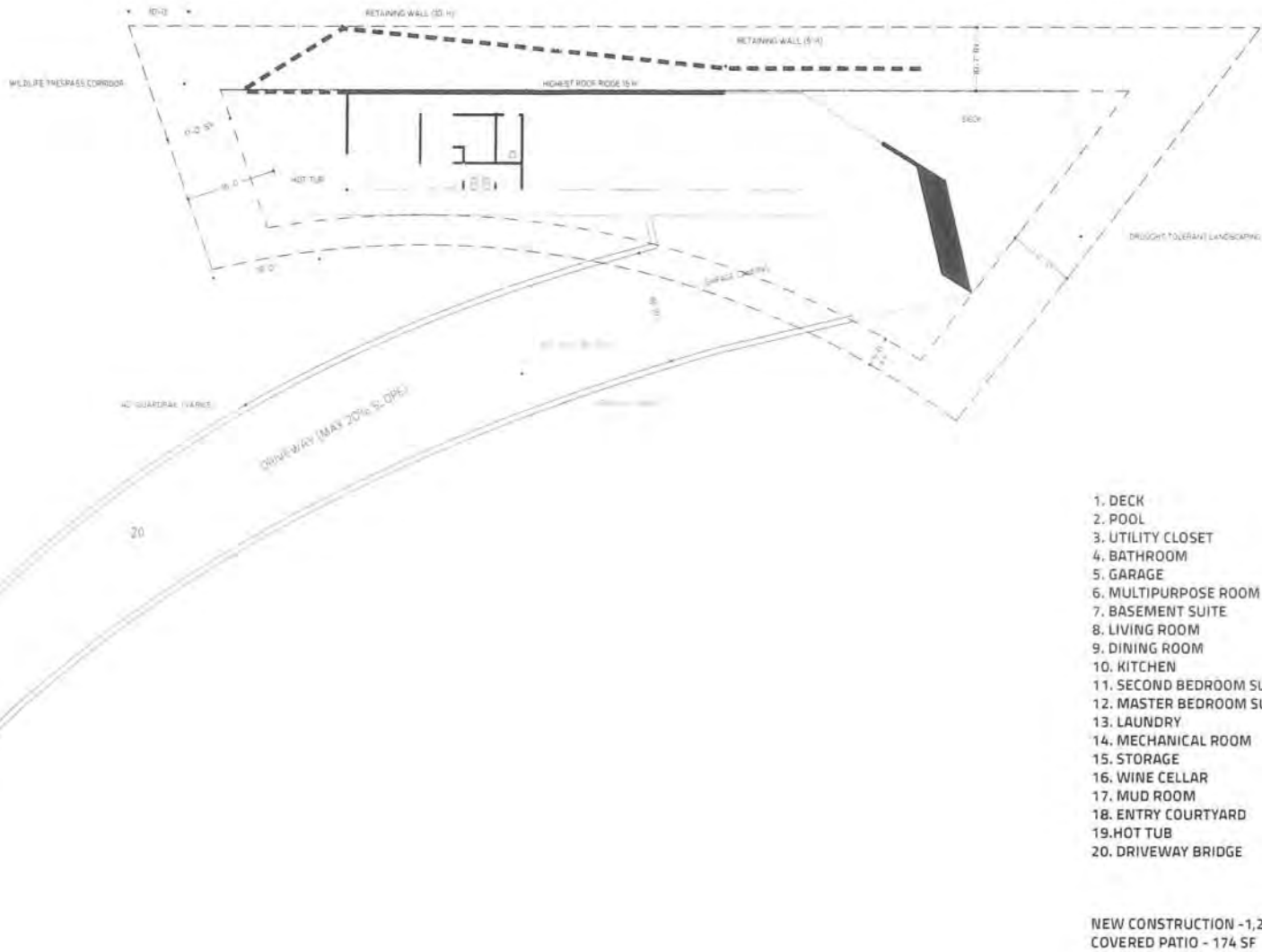
6825 MULHOLLAND DR
LOS ANGELES CA 90008
MUSEUM - INCH / CORRIDOR

MULHOLLAND SCENE CORRIDOR
DESIGN OFFICE AREA 10
05.24.16

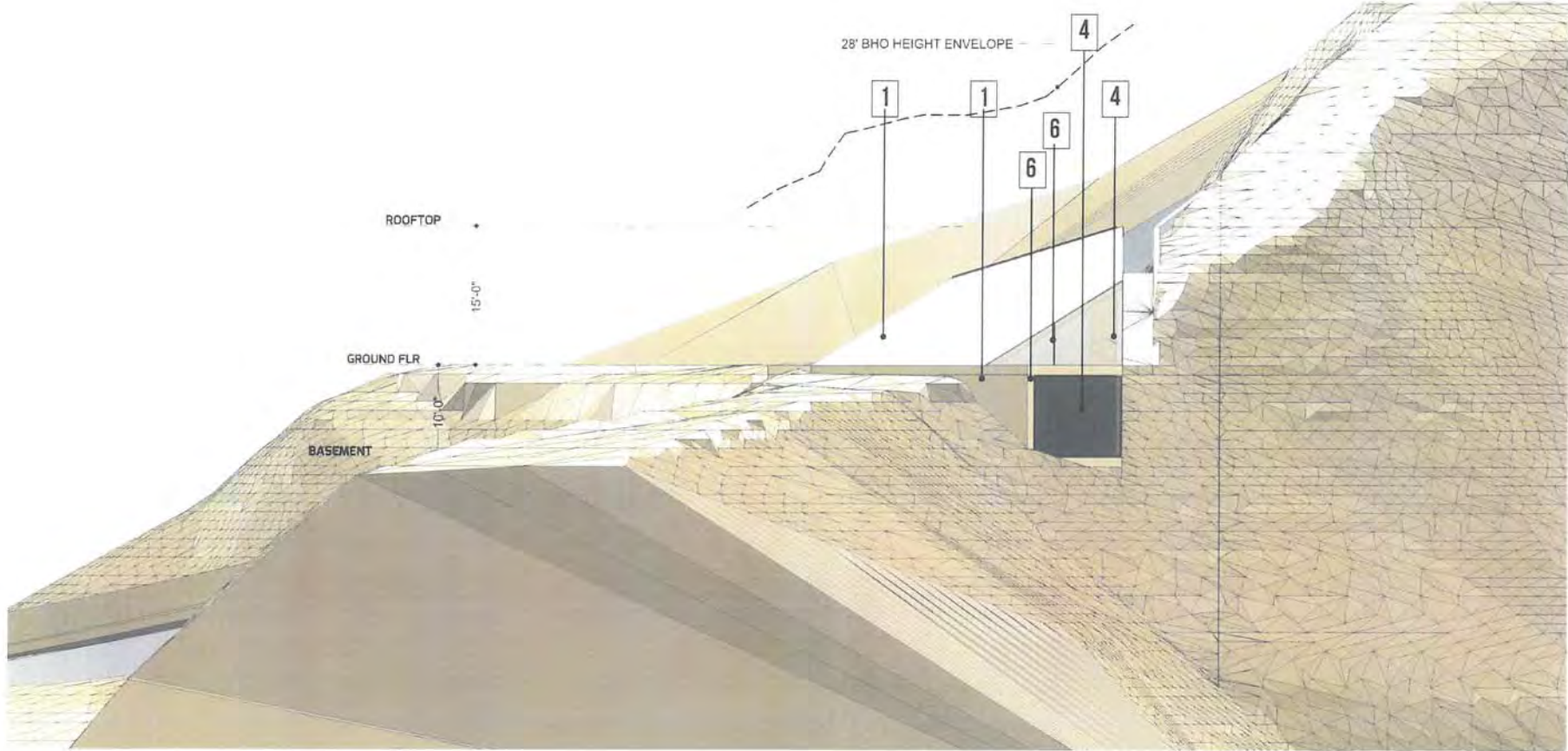
E-7 FLOOR PLANS OF
(PAGE 0) OF 2016
DIR-2016-01/2016
DATE: 01/20/2016
STAFF: VKU/JM/TG

1. DECK
2. POOL
3. UTILITY CLOSET
4. BATHROOM
5. GARAGE
6. MULTIPURPOSE ROOM
7. BASEMENT SUITE
8. LIVING ROOM
9. DINING ROOM
10. KITCHEN
11. SECOND BEDROOM SUITE
12. MASTER BEDROOM SUITE
13. LAUNDRY
14. MECHANICAL ROOM
15. STORAGE
16. WINE CELLAR
17. MUD ROOM
18. ENTRY COURTYARD
19. HOT TUB
20. DRIVEWAY BRIDGE

NEW CONSTRUCTION - 1,266 SF
COVERED PATIO - 174 SF



FLOOR 1
1/16" = 1'-0"



- 1 MATERIAL: STUCCO BY STO CORP
COLOR: STO CORP 31322-57
TEXTURE: SMOOTH ST. TR.
- 2 MATERIAL: STUCCO
COLOR: X-17883 3003L
TEXTURE: SMOOTH ST. TR.
- 3 MATERIAL: CONCRETE
COLOR: CHARCOAL
TEXTURE: EXPOSED SURFACE

- 4 MATERIAL: LOW - E GLASS
COLOR: MCGORY ICACA-C46
TEXTURE: DUAL GLAZE
- 5 MATERIAL: WOOD DOOR
COLOR: DARK GREY
TEXTURE: SURETO CHARRED
- 6 MATERIAL: ALUMINIUM
COLOR: BLACK
TEXTURE: ANODIZED

EAST ELEVATION

3/32" = 1'-0"



ARSHIA ARCHITECTS
550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

PROJECT: MU25
6825 MULHOLLAND DR.
LOS ANGELES CA 90068
MSCSP INNER CORRIDOR

EAST ELEVATION
MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-24-16

E.8B
PAGE 57

DI



ARSHIA ARCHITECTS

PROJECT: MU25

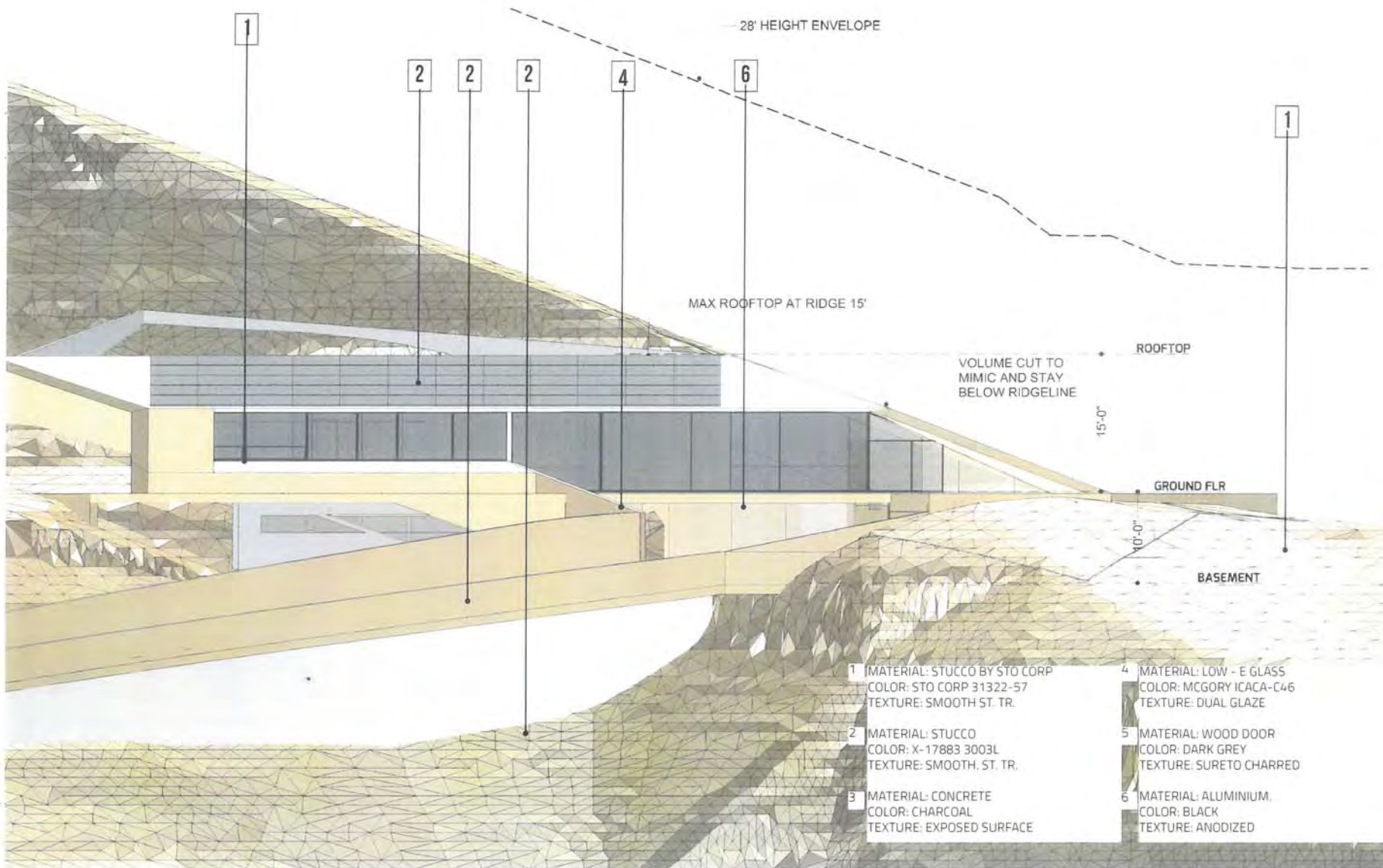
SOUTH ELEVATION

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

6825 MULHOLLAND DR.
LOS ANGELES CA 90068
MSCSP INNER CORRIDOR

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
05-24-16

E.8C
PAGE 58



SOUTH ELEVATION

3/32" = 1'-0"



- 1 MATERIAL: STUCCO BY STO CORP
COLOR: STO CORP 31322-57
TEXTURE: SMOOTH ST. TR.
- 2 MATERIAL: STUCCO
COLOR: X-17883 3003L
TEXTURE: SMOOTH. ST. TR.
- 3 MATERIAL: CONCRETE
COLOR: CHARCOAL
TEXTURE: EXPOSED SURFACE

- 4 MATERIAL: LOW - E GLASS
COLOR: MCGORY ICACA-C46
TEXTURE: DUAL GLAZE
- 5 MATERIAL: WOOD DOOR
COLOR: DARK GREY
TEXTURE: SURETO CHARRED
- 6 MATERIAL: ALUMINIUM,
COLOR: BLACK
TEXTURE: ANODIZED



ARSHIA ARCHITECTS

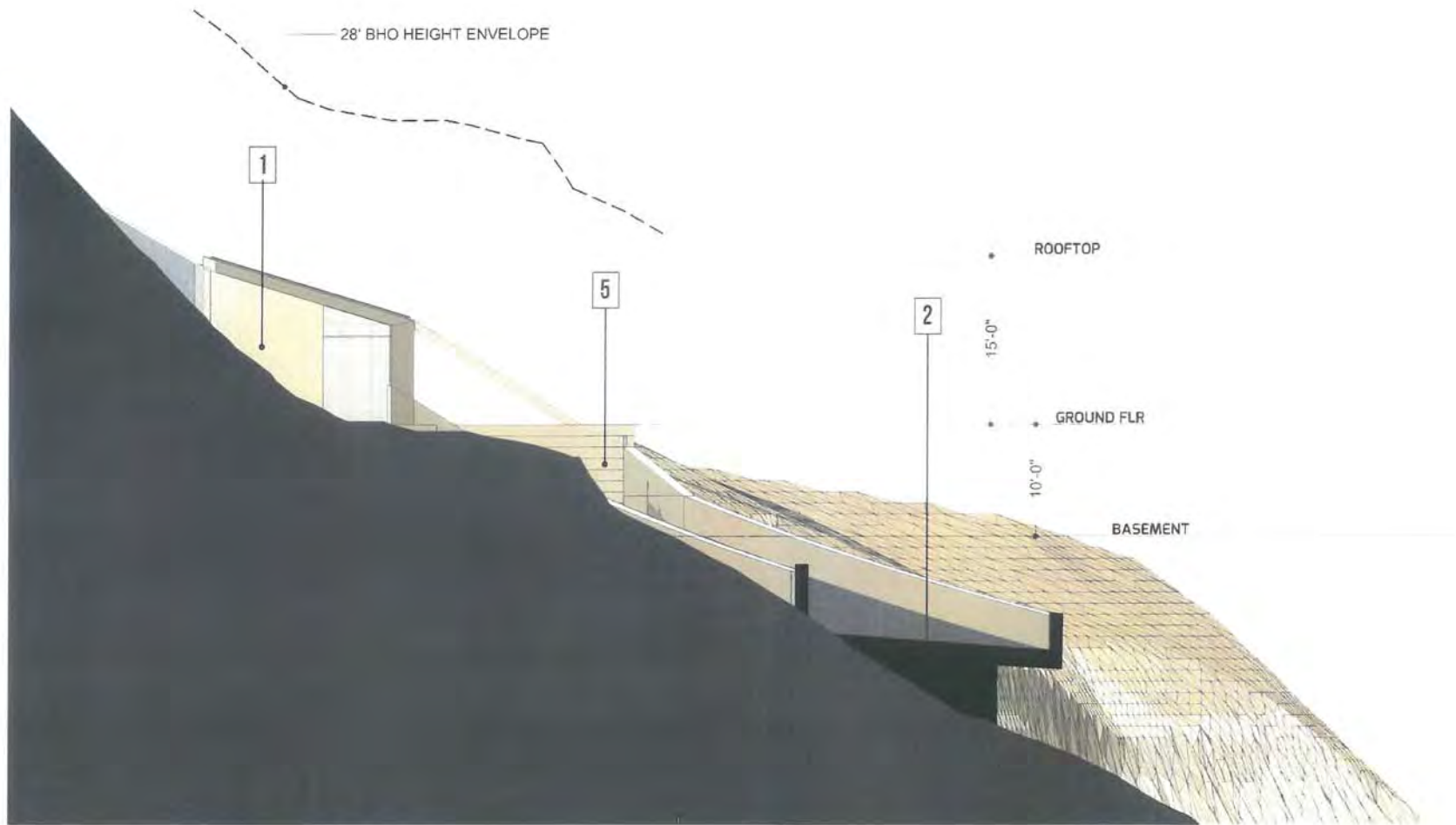
PROJECT: MU25

WEST ELEVATION

550 N. LARCHMOUNT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

6825 MULHOLLAND DR
LOS ANGELES CA 90068
MSCSP INNER CORRIDOR

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-24-16



- | | |
|---|---|
| 1 MATERIAL: STUCCO BY STO CORP
COLOR: STO CORP 31322-57
TEXTURE: SMOOTH ST. TR. | 4 MATERIAL: LOW - E GLASS
COLOR: MCGORY ICACA-C46
TEXTURE: DUAL GLAZE |
| 2 MATERIAL: STUCCO
COLOR: X-17883 3003L
TEXTURE: SMOOTH ST. TR. | 5 MATERIAL: WOOD DOOR
COLOR: DARK GREY
TEXTURE: SURETO CHARRED |
| 3 MATERIAL: CONCRETE
COLOR: CHARCOAL
TEXTURE: EXPOSED SURFACE | 6 MATERIAL: ALUMINIUM.
COLOR: BLACK
TEXTURE: ANODIZED |

WEST ELEVATION

$3/32" = 1'-0"$



PAGE
E.80
59

DI



ARSHA ARCHITECTS

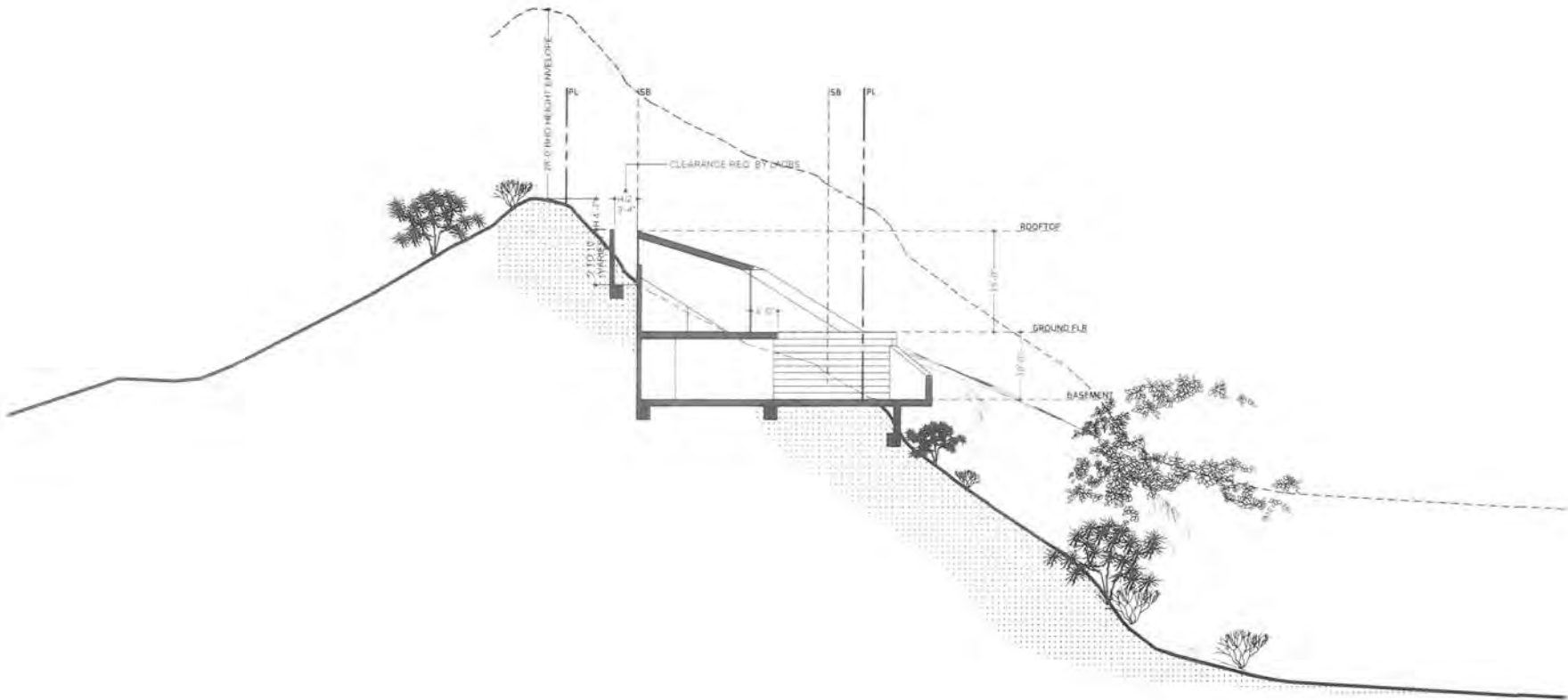
550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHA.NET

PROJECT: MU25

6025 MULHOLLAND BL
LOS ANGELES, CA 90038
6025 SP. INTERIOR COURTYARD

SECTION A

MULHOLLAND STREET COURTYARD
DESIGN REVIEW AREA & R/W
7/9/24 - 1/1/25



SECTION A

1/16" = 1'-0"

A

E.9A
PAGE 60



ARSHIA ARCHITECTS

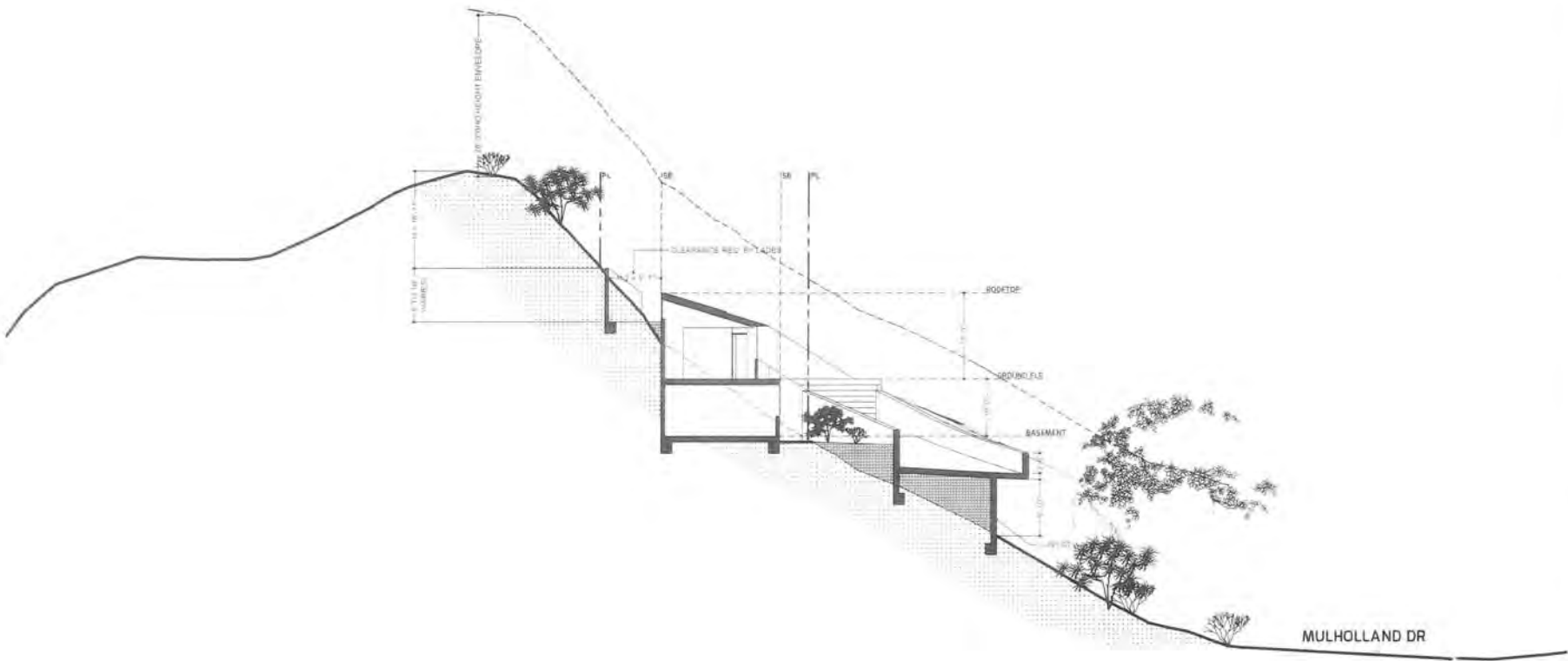
550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90006
310.786.7876
OFFICE@ARSHIA.NET

PROJECT: MU25

8825 MULHOLLAND DR.
LOS ANGELES CA 90008
ARCSP INTERIOR CORRIDOR

SECTION B

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW PART II ACTION
SCHEMATIC DESIGN
05.29.16



SECTION B

1/16" = 1'-0"

B

E.9B
PAGE 01

DI



ARSHA ARCHITECTS

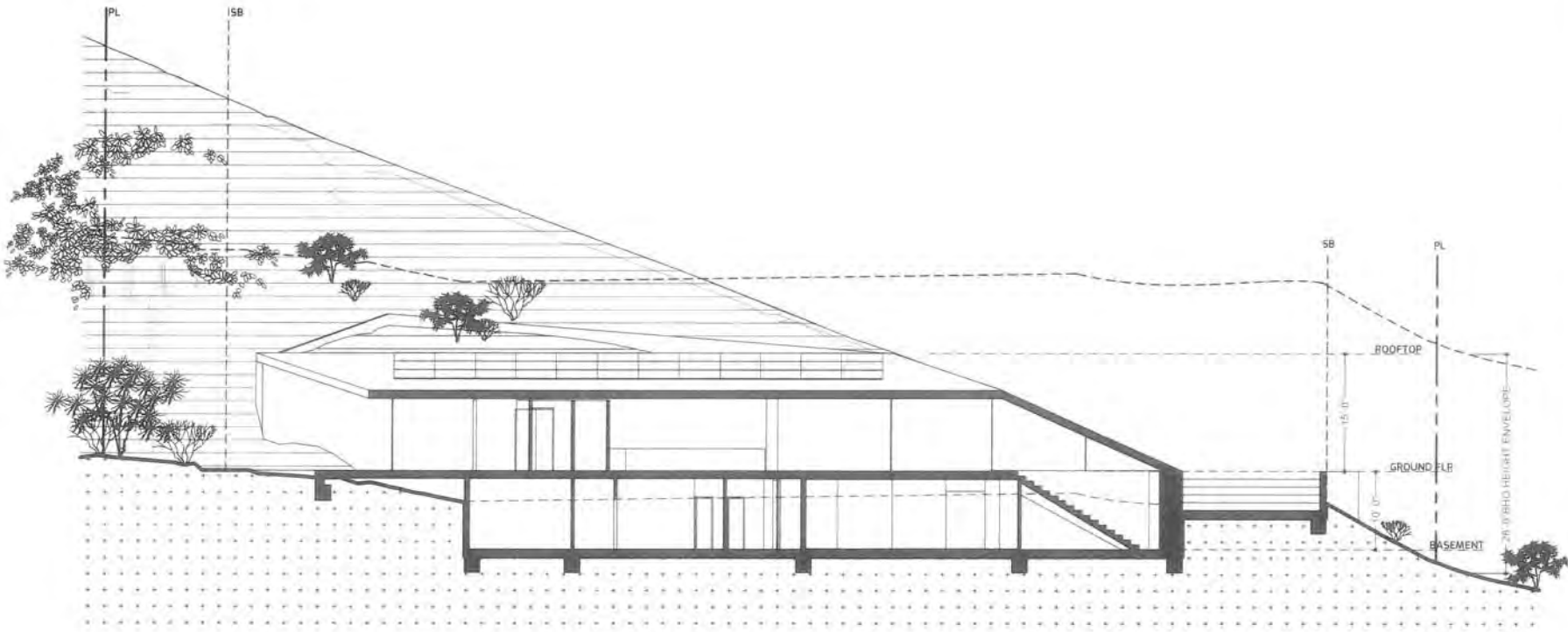
550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHA.NET

PROJECT: MU25

6825 MULHOLLAND DR.
LOS ANGELES, CA 90008
MUSGP - INTERIOR CORRIDOR

SECTION C

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
09.29.16



SECTION C

NTS

C

E9C
MADE
CZ

02



ARSHIA ARCHITECTS

PROJECT: MU25

RENDER

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

6825 MULHOLLAND DR.
LOS ANGELES CA 90068
MSCSP - INNER CORRIDOR

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
05-26-16





ARSHIA ARCHITECTS

PROJECT: MU25

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD, CA 90004
310.786.7876
OFFICE@ARSHIA.NET

6825 MULHOLLAND DR.
LOS ANGELES, CA 90068
MSCP INNER CORRIDOR

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-24-16





ARSHIA ARCHITECTS

PROJECT: M025

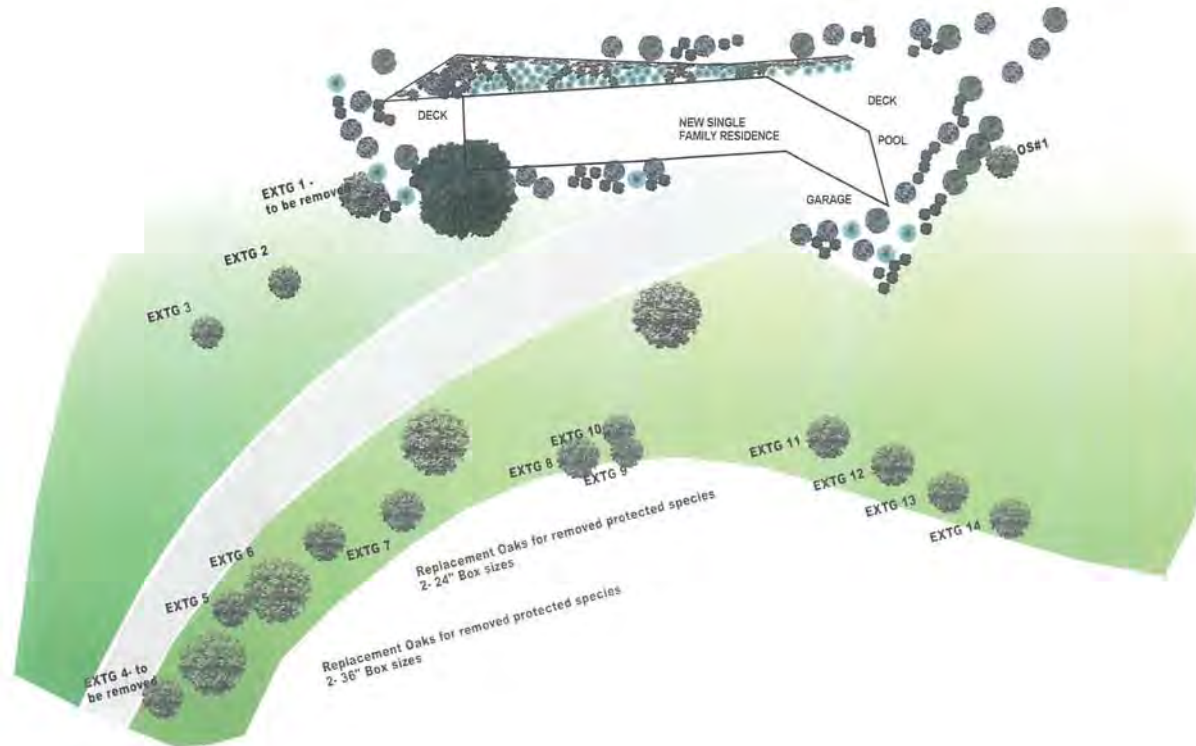
550 N. LARCHMOUNT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

6825 MULHOLLAND DR.
LOS ANGELES CA 90068
MSCSP - INNER CORRIDOR

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-24-16

E.10C
PAGE 65





TREES

	Common Name	Botanical Name	Size	Qty	At Planting	Ht (MAT)	Wth(MAT)	Maturity	WUCOLS
1	Coast Live Oak	<i>Quercus agrifolia</i>	36" Box		2 11' x 4'	40'-60'	40'-60'	20 yr.	Low
2	Coast Live Oak	<i>Quercus agrifolia</i>	24" Box		2 9' x 3'	40'-60'	40'-60'	20 yr.	Low
3	Australian Willow	<i>Geijera parvifolia</i>	24" Box		1 9' x 3'	20'-30'	15'-20'	10 yr.	Low

SHRUBS

4	Our Lord's Candle	<i>Hesperoyucca whipplei</i>	5 Gal		7 1' x 1'	2'-3'	3'-4'	3-5 yrs.	Low
5	Woolly Blue Curls	<i>Trichostema lanatum</i>	5 Gal		22 1.5' x 1.5'	3'-4'	4'-5'	2-3 yrs.	Low
6	California Milkweed	<i>Asclepia eriocarpa</i>	1 Gal		48 1' x .5'	2'-3'	1' x 1'	2 yrs	Low
7	Coffeeberry	<i>Rhamnus californica</i>	5 Gal		14 1.5' x 1'	4'-6'	5'	3-5 yrs.	Low
8	Hummingbird Sage	<i>Salvia spathacea</i>	1 Gal		29 1' x 1'	1' x 2'	4' x 5'	2 yrs	Low
9	California Wood Fern	<i>Dryopteris arguta</i>	1 Gal		53 1' x 1'	2'-3'	2'-3'	2-3 yrs.	Low

VINES AND GROUND COVER

10	Ca. Morning Glory	<i>Calystegia macrostegia</i>	5 Gal		15 2' x 2"	3'-25'	1' - 25'	2-3 yrs.	Low
11	Wild Lilac	<i>Ceanothus 'Yankee Point'</i>	1 Gal		35 1' x 1'	2'-3'	8' - 10'	2 yrs.	Low

NOTE: All existing trees to remain except as noted.
See tree report for details of existing trees to be removed
and trees to be protected.

NOTE: This is strictly a planting plan. Any information regarding
hardscape, exterior stairs, swimming pool, fencing, gates and
exterior structures may be found on the architectural plans.



Harmony Gardens, Inc.
Landscape Architects
12224 Valley Blvd., Suite 200
Valley Village, CA 91607
(818) 605-0703
Shelagh@harmonygardens.com

REVISION LOG
08/24/2016
10/12/2016

SUBMITTAL
NO. DATE
1 06/24/2016
2 10/12/2016

PROJECT ADDRESS
6825 Mulholland Drive
Los Angeles, CA 90068

OWNER ADDRESS:
Chad and Tara Harrison
1735 N Fuller Ave. Apt. 122
Los Angeles, CA 90046

E-11 PROPOSED LANDSCAPE
IRRIGATION PLAN

DIR-2016 -DRB-SPP
DATE: 7/1/2016 STAFF: VKJ/WH/TG
EXHIBIT OF

LANDSCAPE
PLAN

Date: 10/12/2016
Scale: 1" = 30'

Sheet No.

E11.1



Trichostema lanatum
Woolly Blue Curlew



Quercus agrifolia
California Live Oak



Geijera parviflora
Australian Willow



Hesperoyucca whipplei
Our Lord's Candle



Asclepias eriocarpa
California Monarch Milkweed



Calystegia macrostegia
California Morning Glory



Rhamnus californica
Coffeeberry



Salvia spathacea
Humminbird Sage



Dryopteris arguta
California Wood Fern



Ceanothus griseus horizontalis 'Yankee Point'
Yankee Point Ceanothus



Hammy Gardens, Inc.
Shelley Sparks, P.E. A #2096
12224 Addison Street
Van Nuys, CA 91411
(818) 505-5763
Shelley@hammygardens.net

REVISION LOG:

SUBMITTAL
NO. DATE

PROJECT ADDRESS:
6825 Mulholland Drive
Los Angeles, CA 90068

OWNER ADDRESS:
Chad and Tara Harrison
1735 N. Fuller Ave., Apt. 122
Los Angeles, CA 90046

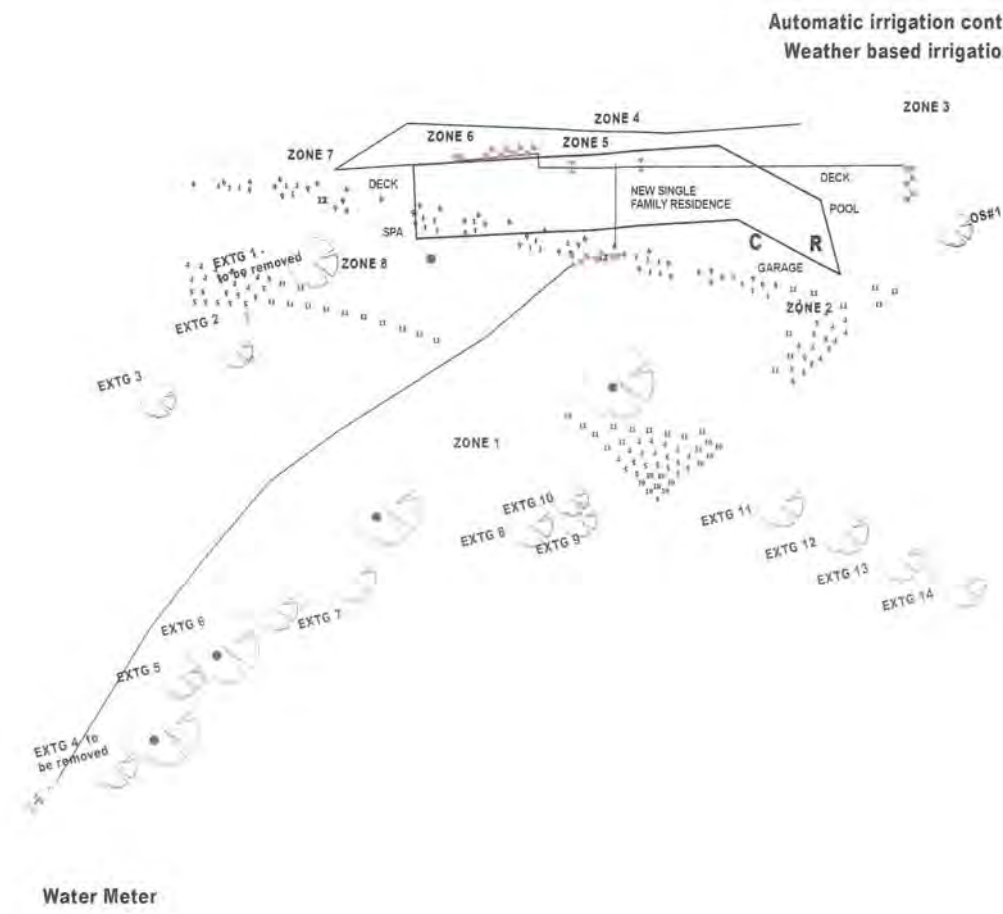
PROPOSED
LANDSCAPE
PLANTS

Date:
06/24/2016

Scale:

Sheet No.

E11.2



Shelley Sparks, Inc.
Shelley Sparks, P.E. #2880
13224 Addison Street
Van Nuys, CA 91411
(818) 505-5765
shelley@shelleyeng.com

REVISION LOG:
08/24/2016
10/12/2016

SUBMITTAL:
NO. DATE
1 08/24/2016
2 10/12/2016

PROJECT ADDRESS:
6825 Mulholland Drive
Los Angeles, CA 90068

OWNER ADDRESS:
Chad and Tara Harrison
1735 N. Fuller Ave., Apt. 122
Los Angeles, CA 90046

E-11 PROPOSED LANDSCAPE
IRRIGATION PLAN
DIR-2016-
DATE: 01/11/2016 STAFF: VKJ/WH/TG
OF

SCHEMATIC
IRRIGATION
PLAN

Date: 10/12/2016
Scale: 1" = 30'
Sheet No.
E11.3

1. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
2. MINIMUM OF P.V.C. SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVENY AREAS. AND MINIMUM OF P.V.C. SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
3. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
4. CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
5. IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM HAS BEEN DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC. OR ON-SITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
6. IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC ONLY AND ARE FOR DIAGNOSTIC PURPOSES ONLY. LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.

SYMBOL	DESCRIPTION	PART NO.
WM	WATER METER	
PR	PIRRO BACKFLOW PREVENTER	MODUL-BEST 800
PR	WALKING PRESSURE REDUCING VALVE	
SV	HUNTER IRRIGATION VALVE	
RS	HUNTER RAIN SENSOR CONDUIT MOUNT	SOLAR-DRIVE (C-400-M) or (C-400-M) or (C-400-M) or (C-400-M)
CC	HUNTER CORE CONTROLLER	
HB	HOSE BIBB	
RV	PIRRO GATE VALVE	3/21 RFL LINE
SL	SCHEDULE 40 P.V.C. LATERAL LINE	
SM	SCHEDULE 40 MAIN LINE	

Area irrigated with Hunter MP Rotors

Area irrigated with Hunter drip tubing

Root zone bubbler

Tree Report

Background

According to Ordinance 177404 the following trees native tree species are protected: Oak trees including indigenous Oaks (*Quercus spp.*), Southern California Black Walnut (*Juglans californica*), Western Sycamore and California Bay Tree. Also, trees of special habitat value need to be protected Boxelder (*Acer negundo* 'Californica'), Big Leaf Maple (*Acer macrophyllum*), Toyon (*Heteromeles arbutifolia*), Native Cherry Trees (*Prunus ilicifolia*, *Prunus lyonii*), Cottonwood (*Populus fremontii*, *P. trichocarpa*), and native willow trees (*Salix hindsiana*, *S. laevigata*, *S. lasiandra*, *S. lasiolepis*). Any trees of the above species that are larger than 4" caliper at 4.5 feet above the ground level are to be considered protected for the purpose of this ordinance. Trees that are to be retained on the site need to be protected during any grading process to within 5' of the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property. b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision. Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree. Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

Street Trees

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at (213) 847-3077.

Site Conditions

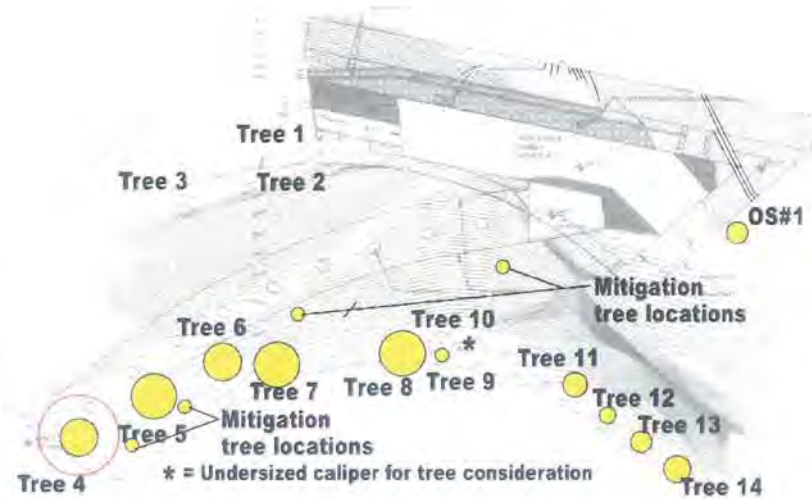
SQUARE FOOTAGE OF SITE PROPERTY: 7966

SQUARE FOOTAGE OF FOOTPRINT OF EXISTING STRUCTURES: 0

SQUARE FOOTAGE OF FOOTPRINT OF PROPOSED STRUCTURES: 1850

This site slopes up from the street to a peak and slopes away from the peak. It is vacant except for trees and shrubs. There will be an 1850 S.F house built on the lot and a driveway through the easement. The survey was conducted on 6/14/16. The types of trees found on site and in the easements are protected and unprotected species. Species found were: *Eucalyptus viminalis*, *Quercus agrifolia*, *Quercus durata*, *Pinus eldarica* and *Yucca elephantipes*. It appears as though all protected trees with the exception of Tree 9 have been planted due to their alignment with the street. Tree 9 is smaller and out of configuration. All onsite trees with the exception of the inaccessible *Yucca* were tagged. The trees on the surrounding properties contain one protected tree and should not be affected by this site development. Trees on adjacent properties include

Site Survey with Trees located.



Summary of Trees

Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected
1	<i>Eucalyptus viminalis</i>	Manna Gum	Fair	Fair	Remove	No
2	<i>Yucca elephantipes</i>	Giant Yucca	Fair	Poor	Retain	No
3	<i>Yucca elephantipes</i>	Giant Yucca	Fair	Poor	Retain	No
4	<i>Quercus agrifolia</i>	Calif. Live Oak	Fair	Good	Remove	Yes
5	<i>Quercus agrifolia</i>	Calif. Live Oak	Fair	Good	Retain	Yes
6	<i>Quercus agrifolia</i>	Calif. Live Oak	Fair	Good	Retain	Yes
7	<i>Quercus durata</i>	Leather Oak	Good	Good	Retain	Yes
8	<i>Quercus agrifolia</i>	Calif. Live Oak	Fair	Good	Retain	Yes
9	<i>Quercus agrifolia</i>	Calif. Live Oak	Good	Good	Retain	Yes
10	<i>Pinus eldarica</i>	Modell Pine	Good	Good	Retain	Yes
11	<i>Quercus agrifolia</i>	Calif. Live Oak	Good	Good	Retain	Yes
12	<i>Quercus agrifolia</i>	Calif. Live Oak	Fair	Good	Retain	Yes



ARSHIA ARCHITECTS
550 N. LARCHMOUNT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

PROJECT: MU25
6625 MULHOLLAND DR
LOS ANGELES CA 90068
MCSGP - INNER CORRIDOR

TREE SUMMARY
MULHOLLAND SCenic CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-24-16

	Protected Trees to be Retained	
5	<i>Quercus agrifolia</i>	Calif. Live Oak
7	<i>Quercus durata</i>	Leather Oak
8	<i>Quercus agrifolia</i>	Calif. Live Oak
9	<i>Quercus agrifolia</i>	Calif. Live Oak
11	<i>Quercus agrifolia</i>	Calif. Live Oak
12	<i>Quercus agrifolia</i>	Calif. Live Oak
13	<i>Quercus agrifolia</i>	Calif. Live Oak
14	<i>Quercus agrifolia</i>	Calif. Live Oak
OS#1	<i>Quercus durata</i>	Leather Oak

1. All work within a tree's root zone shall follow the Los Angeles City DRP Tree Care Manual.

3. Construction Manager to inform Owner's Agent Arborist of any breach or potential breach to tree protection zone, above requirements or work procedures and be available to meet with Owner's Agent Arborist to review plan for mitigation.

EXHIBIT C

Eastern Santa Monica Mountains Habitat Linkage Planning Map (Detail of 6825 Mulholland Drive)



Eastern Santa Monica Mountains Habitat Linkage Planning Map



EXHIBIT D

Project CEQA Clearance ENV-2016-2415-CE

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning		COUNCIL DISTRICT 4	
PROJECT TITLE * SPP-DRB for Single Family Dwelling		LOG REFERENCE ENV - 2016-2415-C5	
PROJECT LOCATION * 6825 Mulholland Dr., Los Angeles, CA 90069			
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: * New Construction of Single Family Residence w/attach. garage, deck, swimming pool & basement for Harrison Family			
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: * Arshia Mahmoodi, AIA - Arshia Architects			
CONTACT PERSON * Arshia Mahmoodi	AREA CODE * 310	TELEPHONE NUMBER * 786-7876	EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

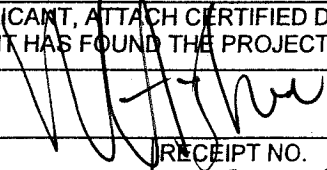
- | | | |
|---|----------------------|----------------------------|
| ☐ MINISTERIAL | Sec. 15268 | Art. II, Sec. 2b |
| ☐ DECLARED EMERGENCY | Sec. 15269 | Art. II, Sec. 2a (1) |
| ☐ EMERGENCY PROJECT | Sec. 15269 (b) & (c) | Art. II, Sec. 2a (2) & (3) |
| ☒ CATEGORICAL EXEMPTION | Sec. 15300 et seq. | Art. III, Sec. 1 |

Class 3 Category 1 (City CEQA Guidelines)

- ☐ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Single family residence not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE Manning Assistant	DATE 8/8/16
FEE: \$81	RECEIPT NO. 30690	REC'D. BY Norali Martinez
		DATE 7/7/16

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 1-31-06

IF FILED BY THE APPLICANT:

* **Chad Harrison**
NAME (PRINTED)

* 
SIGNATURE

* **7/7/2016**
DATE

DIR-2016-2414

PROJECT ADDRESS: 6825 Mulholland Drive
ENVIRONMENTAL CASE NUMBER: ENV-2016-2415-CE

PROJECT DESCRIPTION:

Construction of a new, 1,266 square-foot, two-story, single-family residence with an attached, two-car, 341 square-foot garage. This would result in a total structure of 2,990 square feet with a maximum height of approximately 22'-6". The project includes approximately 174 square-feet of covered porch/patio/breezeway/balcony space, 492 square feet of hardscape, and 1,209 square feet of basement area. The project includes the removal of one protected tree.

JUSTIFICATION FOR CATEGORICAL EXEMPTION:

The proposed project includes the construction of a single-family dwelling.
As a single family home, this project qualifies for a Class 3 Category 1 Categorical Exemption.

There are six (6) exceptions (listed as a-f) to this Exemption which must be considered in order to find a project exempt under Class 3, Category 1 which are as follows: (a) A project which ordinarily may have insignificant impacts may have significant impacts if it is located in a particularly sensitive environment. (b) All exemptions from CEQA are inapplicable if a cumulative impact, significant over time, will occur from successive projects of the same type in the same place. (c) A Categorical Exemption from CEQA cannot be used if there is a reasonable possibility that an activity will have a significant effect on the environment due to unusual circumstances. (d) A Categorical Exemption from CEQA cannot be used for a project which may result in damage to scenic resources (such as, trees, historic buildings, rock outcroppings) within a highway officially designated as a State Scenic Highway. (e) A Categorical Exemption cannot be used on any site included on a list of hazardous waste sites (compiled pursuant to Gov. Code 65962.5). (f) A Categorical Exemption cannot be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The subject site is located within the Hollywood Fault zone, High Fire Hazard Severity Zone, Landslide Zone, and Hillside Grading Area, however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. RCMs require that design and construction of the building must conform to the California Building Code seismic standards, must comply with conditions contained within LADBS's Geology and Soils Report Approval Letter, must comply with LADBS Methane design requirements, must comply with Los Angeles Fire Department recommendations prior to building permit approval, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety. These RCM's have been historically proven to reduce any impacts from the specific environment the project is located. Thus, exception (a) does not apply.

The proposed project is located on a hillside street which is mostly built out with Single Family residences. While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Thus, exception (b) does not apply.

The proposed project is located in an RE15-1-H zone and is designated for such development, nearby lots to the south and west are similarly zoned and developed and have similar geological conditions and are located on similar hillside streets. Thus, the exception (c) does not apply.

According to the State of California Scenic Highway Mapping System, the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located within 1,000 feet of the project site. There is one protected tree proposed to be impacted due to the construction of the single-family home. The one protected tree requires removal for the reasonable development of the site. The one protected tree proposed for removal shall be replaced according to regulatory compliance measures in place in the City of Los Angeles. Thus, exception (d) does not apply.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Thus, exception (e) does not apply.

The project site is currently occupied by a single-family dwelling. Within 500 feet of the project site, there are no identified Historic-Cultural Resources according to the City's HistoricPlacesLA website, the City's new online information and management system created to inventory Los Angeles' significant historic resources. Thus, exception (f) does not apply.

EXHIBIT E

Appeal Application Jean-Pierre Dorleac

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: DIR-2016-2414-DRB-SPP (CEQA: ENV-2016-2415-CE)

Project Address: 6825 Mulholland Drive

Final Date to Appeal: 02/08/2017

Type of Appeal: ☐ Appeal by Applicant/Owner
 ☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 ☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Jean-Pierre Dorleac

Company: _____

Mailing Address: 6851 Sunny Cove

City: Los Angeles

State: CA

Zip: 90068

Telephone: (323) 851-1069

E-mail: PourRire@aol.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Dean Wallraff, Esq.

Company: Wallraff Law

Mailing Address: 10211 Sunland Blvd.

City: Shadow Hills

State: California

Zip: 91040

Telephone: (818) 353-4268

E-mail: dean@wallraff.law

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: 02/07/2016

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: 89.	Reviewed & Accepted by (DSC Planner): Daniel Skolayko	Date: 2/8/17
Receipt No: 0201338452	Deemed Complete by (Project Planner): Daniel Skolayko	Date: 2/8/17
☒ Determination authority notified		☐ Original receipt and BTC receipt (if original applicant)



February 8, 2017

Department of City Planning
Attn: William Hughen
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401

Re: Justification of Appeal of January 24, 2017 Director's Determination on DIR-2016-2414-DRB-SPP and ENV-2016-2415-CE

Dear Department of City Planning:

I write on behalf of my client, Jean-Pierre Dorléac, to appeal the Director's Determination approving a Project Permit Compliance Review and Design Review (the **Determination**) for the project proposed to be built at 6825 Mulholland Drive (the **Project**). Mr. Dorléac appeals on behalf of the public at large, due to the significant effects that the Project on the wildlife on the wildlife corridor running through the Project, and on the parkland adjacent to the Project Site.

Mr. Dorléac and the public will be aggrieved by the Project, if it is constructed as approved, due to the significant environmental effects that the City of Los Angeles failed to analyze because it determined that a categorical exemption under the California Environmental Quality Act (CEQA, Pub. Res. Code §§ 21000–21189.3) was applicable. As discussed below, a categorical exemption for the Project is not available because of “unusual circumstances,” namely the significant wildlife corridors running through and adjacent to the Project. In addition, two required findings are missing from the findings required to support the determination of specific-plan compliance.

Inadequate Specific Plan Compliance Findings

The Mulholland Scenic Parkway Specific Plan (SP) allows structures to be constructed within 50 vertical feet of the top of a prominent ridge only if the Director finds that “the placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan.” (SP 5.B.1.b.iv.) The Project is to be constructed within 50 feet of the top of a prominent ridge, but the Director made no finding that the placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan. Accordingly, the Project should not have been approved.

Similarly, the Specific Plan allows a project within 200 feet of public parkland to be approved only when the Director finds that “the project preserves the natural vegetation and the existing ecological balance.” (SP 5.B.3.c.) The Determination contains no such finding. In fact, due to the Project's location at a critical junction of wildlife crossings, the Project is likely to substantially disturb the existing ecological balance.

Improper Use of CEQA Categorical Exception

The Director determined that the project is categorically exempt from environmental review under City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 1, which exempts single-family residences. This exemption is essentially identical to the Class 3 exemption in the CEQA Guidelines (14 Cal. Code Regs. § 15303.) But an exception applies here, which precludes the use of a categorical exemption in this case. “A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (14. Cal. Code Regs. § 15300.2(c).)

A party invoking this exception “may establish an unusual circumstance ... by showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance.” (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105.)

The Project Site is adjacent to a large area of public land managed by the Mountain Recreation and Conservation Authority. (MRCA) (Exhibit 1 – see blue arrow at right showing location of Project Site.) It is near several other large MRCA-managed parcels. (Exhibit 2, prepared by MRCA staff.) The Exhibit 3 map, also prepared by MRCA staff, shows the Project Site is a major confluence of wildlife corridors. My client, Mr. Dorléac, who has lived next door to the Project Site for 32 years, has personally seen deer, foxes, red squirrels, quail, pheasants, Mallard ducks, and ground squirrels on the Project Site.

Mr. Dorléac, who is very knowledgeable about big cats, having owned several of them, has also seen mountain-lion tracks on the property. The February 8, 2017 L.A. Times article attached as Exhibit 4 analyzes the habits of the mountain lion known as P-22, which lives in Griffith Park. Griffith Park is located directly to the east of the Project Site, connected to it via the open space surrounding the Hollywood Reservoir. The P-22 article states that P-22 was probably born in the Santa Monica Mountains west of the I-405 highway, and traversed most of the territory shown on Exhibit 1 to reach Griffith Park, presumably using the wildlife corridors shown on that map. A glance at Exhibit 1 suggests that P-22 must have gone through, or very close to, the Project Site before crossing the 101 freeway to travel east into Griffith Park.

The presence of so much wildlife on the Project Site, the existence of regionally significant wildlife corridors coming together on the Project Site, the proximity of parkland, including Griffith Park and the adjacent MRCA-managed parkland, together show that the Project may have a significant effect on wildlife movement in the area. These factors show at least a “reasonable possibility of a significant effect.” The intense wildlife activity on or near the Project Site is an “unusual circumstance” that distinguishes the Project from run-of-the-mill single-family homes that are appropriate

for the Class 3 CEQA categorical exemption. These unusual circumstances, when there is a reasonable possibility of a significant environmental effect preclude the use of a categorical exemption for this project. (14. Cal. Code Regs. § 15300.2(c); *Berkeley Hillside Preservation*, *supra*, 60 Cal.4th at p. 1105.)

The evidence adduced above also supports a fair argument that the project may have a significant effect on the environment. Building a house at the junction of multiple wildlife corridors, adjacent to public parklands, will constrict wildlife movement in the region. This is a significant environmental effect requiring the preparation of an Environmental Impact Report. (*Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.)

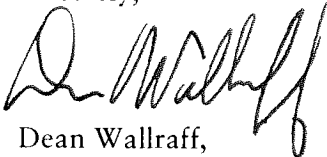
Conclusion

The Director has erred by approving the Project without making the findings required by the Specific Plan.

Regionally-significant wildlife corridors coming together on the Project Site are “unusual circumstances” that preclude the use of a CEQA categorical exemption for the Project, and support a fair argument that the Project may have significant environmental effects, requiring an EIR to be prepared.

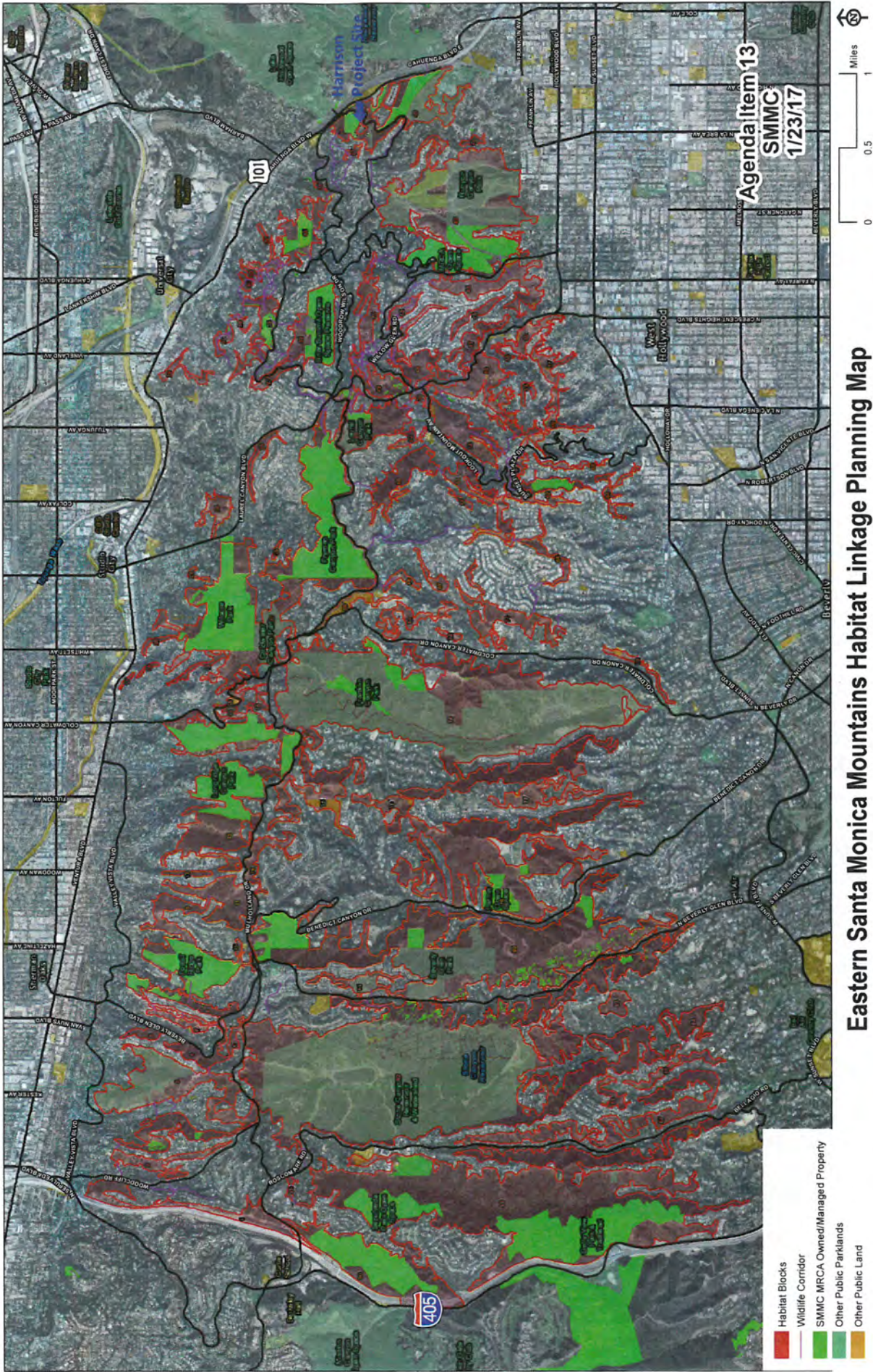
The City should grant the appeal, and remand the Project back to the Department of City Planning, to prepare an EIR, and to make the proper findings if it approves the Project after complying with CEQA.

Sincerely,

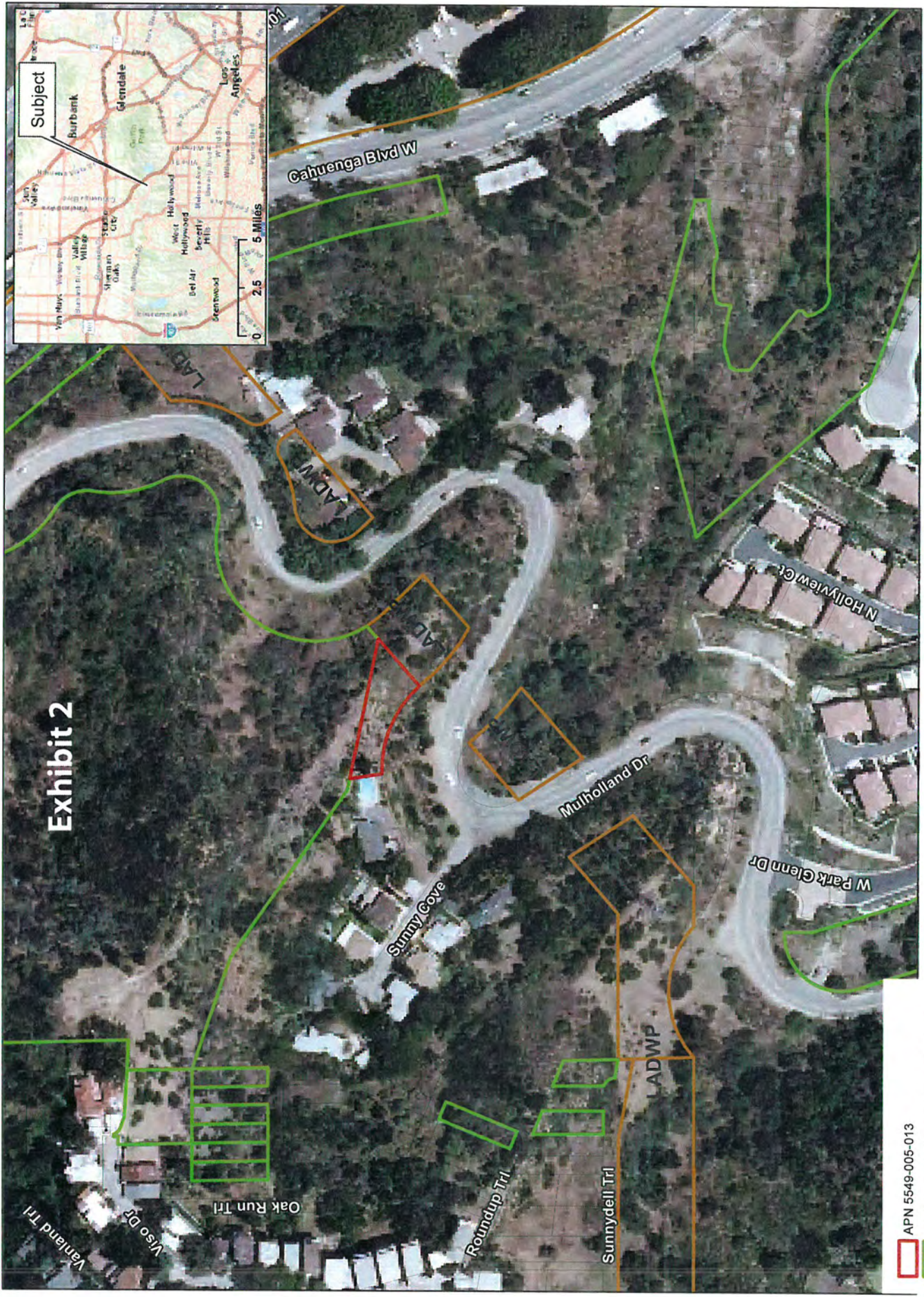


Dean Wallraff,
Attorney at Law

Exhibit 1

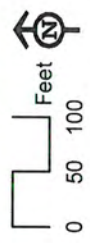


Eastern Santa Monica Mountains Habitat Linkage Planning Map



DIR-2016-2414-DRB-SPP-MSP, 6825 Mulholland Drive

- APN 5549-005-013
- SMMC MRCA Owned/Managed Property
- Other Public Land



5/11/05

6/9

3/10

Exhibit 3



- APN 5549-005-013
- SMMC MRC A-Owned/Managed Property
- Other Public Land
- Wildlife movement opportunities

6825 Mulholland Drive

Mountains Recreation and Conservation Authority staff

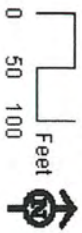


Exhibit 4
LA Times Feb. 8, 2017



MIQUEL ORDENANA

MOUNTAIN LION P-22 leaves a culvert in Griffith Park just after 1 a.m. on Dec. 19. A collar calculates his location eight times a day. Most male big cats have nearly 20 times the space he does in the 8-square-mile park.

In the footsteps of an urban mountain lion

Big cat P-22 shows the promise, peril of coexistence

By THOMAS CURWEN

The lion slinks through the chaparral, a blur of movement in the night. Head held lower than his shoulders, he secures the brush in a ravine just south of Travel Town in Griffith Park.

Hind paws land where the forepaws lift. No twig snaps, no crinkling leaf. He's silent, an ambush predator, always hunting, always looking for opportunity.

Inside a small gray box on his neck, a microprocessor switches on to calculate and time-stamp his location — 23.01, Dec. 3, 2016 — one of 55 readings made in the course of a week. The coordinates reveal the lion's rambling course through this island of wilderness in the midst of the city.

As famous as he is, the



AL BETH, LOS ANGELES TIMES

WILDLIFE ecologist Seth Riley, left, and biologist Jeff Sikich, both of the National Park Service, examine the remains of a deer probably killed by P-22.

mountain lion known as P-22 is a mystery, his day-to-day life hidden by his instincts for evasion.

The National Wildlife Federation has called the species a "nearly perfect predator" and among its survival skills, developed over 4 million years of evolution, is a talent for invisibility.

What evolution did not prepare P-22 for is how to exist in an 8-square-mile urban park with more than 5 million human visitors a year. Most male cats have almost 20 times that space, nearly to themselves.

On this night, his ears twitch to a distant rustling, another creature's lapse of caution. It comes from a steep gully, overgrown by willows.

P-22 turns his head in advance of the quick and [See P-22, A8]

7/11 01

An island in the city



P-22 wears a GPS collar that provides the National Park Service with his specific locations, which have been generated for the protection of the mountain lion.

Sources: NOAA, USGS, National Park Service. Graphics reporting by THOMAS CURRY

JOE FOX, ANDRUEA QUINTERO Los Angeles Times

Mountain lion walks

[P-22, from A1]
deadly attack to come.

11

A few days before, in November, another lion had the same intention when he broke into the unsecured pens of two ranches in the Santa Monica Mountains, killing nearly a dozen alpacas and a goat.

The state wasted no time issuing a permit to kill P-45, and advocates rushed to champion the rights of the condemned cat. At a public meeting a few days later, the crowd grew contentious.

When a man asked whether P-45 might be deviant or rogue for having killed so many animals in one night, the crowd booed and jeered.

When a woman proclaimed, "We are here because these animals cannot speak for themselves," most in the group applauded.

An online petition — "Stop the permit to kill" — drew more than 1,000 signatures from supporters as far away as Moscow and Cape Town. The big cat was granted a reprieve.

The decision reflected the opinion of the biologist who matter-of-factly explained: "P-45 is a lion being a lion."

The mountain lion's offense would have met with less sympathy back when the cats ranged throughout Rancho Los Feliz and Elysian Park. It would have been seen as an opportunity for sport.

"There may be an element of excitement in stalking royal Bengal tigers in their native jungles, or pursuing the ivory tusked elephant in the sacred preserves of the Akkood of Swat, but for exhilarating sport, lightly spiced with danger and possessing some other merits of consideration, hunting mountain lions within the city limits of Los Angeles stands preeminent."

The Times' account of the 1893 hunt continued with descriptions of the deep-voiced bay of the hounds, the



NATIONAL PARK SERVICE PHOTOGRAPH



SCIENTISTS recaptured a sickly looking P-22, left, in late March, and treated him for mange. Months later, Griffith Park's resident mountain lion was looking much healthier, above. Poisons used to kill rodents can take a toll on predators who feed on them.

cries and howls from the tally-ho horn, the gunshots.

Mercy, let alone adulation, was not likely back then.

12

From the moment P-22 was discovered, he was a celebrity. His image soon adorned the cover of National Geographic. Writers opened at least six Twitter accounts in his name, feeding him lines with late-night flair: "I like free range organic kale-fed deer." "Building a wall along our border with Burbank to keep out golden retrievers."

The city honored him with a day of recognition (Oct. 23), and filmmakers

are about to debut a documentary about his life with the grandiose title, "The Cat That Changed America."

His residency, however, has not been without mishap.

He has ingested rat poison from eating smaller prey and contracted a bad case of mange.

He wandered into the crawl space of a home in Los Feliz and endured a daylong assault by authorities who peppered him with bean bags and tennis balls.

Then there was the incident a year ago with Killarney, the 14-year-old koala, who went missing from her enclosure at the Los Angeles Zoo. GPS data and a surveillance video put P-22 at the

scene, and most assume the koala became a meal.

Like the best L.A. stories, his debut was captured on a camera. A team of researchers had been studying the movement of wildlife in and out of Griffith Park, seeing plenty of deer, bobcats and coyotes. Then came the surprise.

Eyes fluorescing from the flash, P-22 is frozen in time — Feb. 12, 2012, 7:15 p.m. — on a game trail above the Ford Amphitheatre, gaze turned to the left, scouring the brush.

Four weeks later, the young cat lay anesthetized in the pre-dawn darkness above Lake Hollywood. His captor, National Park Service wildlife biologist Jeff Si-

9/11 05

a thin line

kich put him at 120 pounds, nearly 6½ feet from nose to tail.

Sikich drew blood, tagged his ears, placed a GPS collar around his neck and let him go.

The collar calculates P-22's location eight times a day when the receiver kicks in for up to 180 seconds and picks up the signals from orbiting satellites. They relay his location to one of 24 ground stations around the world.

A computer in Berlin, owned by Vectronic Aerospace, stores the information, which Sikich accesses from his office in Thousand Oaks.

P-22's whereabouts arrive as numbered coordinates corresponding to locations in the park. The time stamp allows Sikich to trace his daily meanderings.

■

On this chill December night, P-22 continues to follow the rustling in the willows. The faint and primordial sound stands out from the city's white noise.

Zoo Drive and the 134 Freeway are just a drainage away. Cars and trucks thrum the concrete and asphalt. Horns honk. Sirens bleat.

With ghost-like stealth, P-22 moves within striking distance.

This aptitude for ambush explains why the debate and fear over big cats are so raw.

The first recorded mountain lion attack on a human in California occurred near San Jose on July 6, 1909, when a big cat mauled Isola Kennedy, the daughter of a temperance worker, despite her attempts to fend off the attack with a hatpin.

She and a young companion died of injuries and infection.

In 1985, a lion attacked two young children in Orange County. Severely injured, they survived, but it was the first of nearly a dozen more attacks in the state.

With each assault came the question of whether these perfect predators and

humans could coexist. Yet many biologists feel that the success of P-22 in Griffith Park — and of other lions living in close proximity to other urban areas throughout the West — proves that we can.

Guides and thickets conceal his circuit, a routine no different from any other male lion's: sleeping by day and, by night, hunting, warding off rivals, looking for a mate.

Days earlier, he wandered along the western border. The lights of Universal City and Warner Brothers reflected in his eyes.

Dropping into Coyote Canyon, he skirted Hollywood Knolls, its homes looking out toward the eastern sweep of the Valley. He heard dogs barking and cars and motorcycles accelerating on Barham Boulevard and the 101.

Later he wandered among the dead at Forest Lawn Memorial Park, a celebrity among celebrities. Deer and other prey are drawn to the flowers left in the cemetery and to the willows and sycamores covering Bennett Creek, and the lion has killed there before.

That night, though, he crossed through Mount Sinai Memorial Park and out toward Oak Canyon. With his long hind legs and powerful haunches, he can leap as high as 15 feet and as far as 40 feet, so few fences or walls are an impediment.

In the morning, he settled himself in the brush, not far from the terraces and plantings of Amir Dislameh, the Iranian emigre who restored this fire-ravaged portion of the park.

How P-22 got into Griffith Park is anyone's guess. Researchers believe he was born in the Santa Monica Mountains. His father was P-4, and by the age of 2, he had a choice: Stay and fight for this territory or find new ground for himself.

Some have him bounding across the 405, but he might have found a tunnel and sidestepped the freeway construction after Car-

[See P-22, A9]

(P-22, from A8)

mageddon in 2001. Then came the walled estates, the canyon parks and Mulholland Highway before he discovered the Lakeridge or possibly the Pilgrimage bridge across the Hollywood Freeway.

Once in the park, he found enough deer and smaller prey to sustain him.

He has tried to catch the attention of female mountain lions with scratchings in the dirt, raked piles of leaves marked by urine, feces, secretions, and with an occasional purr and chirp. But there has only been silence in return, not the coupling that researchers describe almost lyrically, when a male and female lion's GPS coordinates nearly merge and stay together for a week or so.

Biologists are surprised that P-22 has remained as long as he has in Griffith Park and have concluded that the cat recognizes the risk of leaving. Still it is possible that one day his instinctual drive to mate will lead him out of the park.

The isolation and the wanderlust of Southern California's mountain lions do not bode well for the species.

"Pumas in areas like the Santa Monica, the Santa Ana, and especially the postage stamp of Griffith Park are betting against the house," says UC Davis biologist Walter Boyce. "In the long run, the house always wins."

■

Orion's belt, three pricks of light not quite lost in the city's luminous glow, clears the ridgeline to the east.

P-22 strikes. Flexor muscles extend inch-long claws into the soft tissue of a raccoon.

He bites into the back of the mammal's neck, severing the spinal cord with a jaw strength that few other creatures can match.

With the limp body hanging from his mouth, he disappears into the brush.

where he licks the fur off its skin, tears the flesh and gnashes through bone with his sharp teeth. He prefers the muscles, the heart, lungs, kidneys and liver — tissue and organs most rich in blood and fat — to the stomach and intestines.

He takes his time with the quarry, burying it and wandering off, then returning to eat.

By the time he is finished, there's little left other than a mound of hair, a paw and the small Halloween mask of its face, remnants that Sikich and his colleague, Seth Riley, discover when they trace the lion's route a week later.

While biologists marvel at P-22's ability to adapt, they want to make it easier for other mountain lions. They hope that one day a wildlife bridge will span the 101 at Liberty Canyon, so

Honor a love share remen

placeanad.latimes.com

Los



Introducing the free Hot Property newsletter.

Celebrity home sales and high-end transactions accompanied by stu

Sign up at latimes.com/HotProp

that lions and other species can wander between the Santa Monica Mountains and the Simi Hills and the Santa Susana Mountains. The goal is to connect these smaller enclaves with the Los Padres National Forest where there is greater genetic diversity.

There is an urgency to this hope.

On the second day after P-22's raccoon kill, a lion labeled P-39 tried to run north across the 118 Freeway near Chatsworth. A vehicle hit her. The impact knocked her collar off, and her body was recovered by Caltrans.

Within six weeks, two of her three blue-eyed cubs had also been struck down on that freeway.

::

At 61:00, Dec. 5, P-22's col-

lar switches on. He is south of Mt. Lee, heading toward Beachwood Drive.

To the west is the Hollywood sign, to the east the Observatory, and to the south, haze smudges the city streets and distant skyscrapers.

He cuts southwest to Lake Hollywood and makes his way through a break in the 10-foot-tall fence, reaching the secluded watershed. Pines, deodars, toyon and laurel provide cover as he waits for deer to wander close.

He's completed a seven-day circumnavigation of the park.

Ingenuity in the name of survival isn't unique to P-22, but he is the luckiest.

Since 2002 when National Park Service biologists started studying mountain lions in Southern California,

eight have been killed by other mountain lions, six have been killed by cars or trucks, three have died of anticoagulant poisoning and three cubs have died of starvation and abandonment.

One cat, P-15, was found with his head and paws cut off. A promised reward never flushed out the hunters.

As for P-22, he is getting old, almost 7. Mountain lions seldom live longer than 10 years in the wild. His collar has a mortality sensor that alerts Sikich and Riley if he has not moved in 12 hours.

So far, the absence of that signal reassures them that the city still has room for the big cat to roam.

thomas.curwen
@latimes.com
Twitter: @tcurwen

About this story

The reporting for this article came from interviews with Jeff Sikich and Seth Riley, National Park Service; Miguel Ordeñana, wildlife biologist, Natural History Museum of Los Angeles County; Winston Vickers, UC Davis Wildlife Health Center; Walter Boyce, UC Davis School of Veterinary Medicine; Chris Kochanny, Vetriconic Aerospace; Eric Boldt, National Weather Service; Daniel Swain, Institute of the Environment and Sustainability, UCLA; Steve Padilla, Mount Wilson Solar Telescope, UCLA; Amanda Parsons, Los Angeles Department of Water and Power; Gail Levy, Mount Sinai Parks; and Ben Sussman, Forest Lawn.

Office: Van Nuys
Applicant Copy
 Application Invoice No: 34855

City of Los Angeles
 Department of Building and Safety



City Planning

NOTICE: The staff of the Planning Department will analyze your application, regardless of whether or not you

This filing fee is required by C

Receipt #: 0201388452

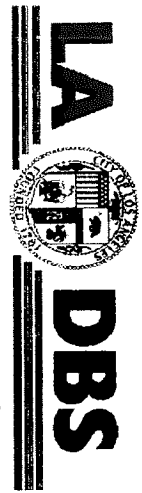
Sub Total:

\$107.69

PLAN & LAND USE \$89.00
 DEV SERV CENTER SURCH-PLANNING \$2.67
 DEV SERV CENTER SURCH-PLANNING \$5.34
 GEN PLAN MAINT SURCH \$4.45
 OPERATING SURCHG \$6.23

LA Department of Building and Safety
 VN SELV 201098901 2/8/2017 12:53:33 PM

DEPARTMENT OF BUILDING AND SAFETY



Applicant: DORLEAC, JEAN-PIERRE (C:323-8511069)
Representative: WALLRAFF LAW - WALLRAFF, DEAN (B:818-3534268)
Project Address: 6825 W MULHOLLAND DR, 90068

NOTES:

DIR-2016-2414-DRB-SPP-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (5%)	\$4.45
Grand Total	\$107.69
Total Invoice	\$107.69
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$107.69

LA Department of Building and Safety
 VN SELV 201098901 2/8/2017 12:53:33 PM

PLAN & LAND USE \$89.00
 DEV SERV CENTER SURCH-PLANNING \$2.67
 DEV SERV CENTER SURCH-PLANNING \$5.34
 GEN PLAN MAINT SURCH \$4.45
 OPERATING SURCHG \$6.23

Sub Total: \$107.69

Receipt #: 0201388452

Council District: 4
 Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
 Processed by SKOLNICK, DANIEL on 02/08/2017

Signature: _____

EXHIBIT F

Appeal Response (Chad and Tara Harrison)

Law Offices of
JOSEPH C. WATSON, ESQ

jcwatson1965@gmail.com

930 WESTBOURNE DRIVE, STE. 410
WEST HOLLYWOOD, CALIFORNIA 90069

TELEPHONE: (323) 333-6286
FACSIMILE: (818) 232-9244

February 17, 2017

Los Angeles Department of City Planning
Attention: William Hughen
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

via william.hughen@lacity.org
Telephone: 818-374-5049

re: Project Owners' (Chad and Tara Harrison) Response to Appeal in DIR-2016-2414-DRB-SPP and ENV-2016-2415-CE; January 14, 2017 Determination

Dear Los Angeles Department of City Planning:

The Project Owners, Chad and Tara Harrison, would like to submit this response to the Appeal of Jean-Pierre Dorleac, their new neighbor, regarding the Director's January 14, 2017 Determination approving the building of a small single family residence in DIR-2016-2414-DRB-SPP and ENV-2016-2415-CE.

Introduction

The subject Project is a new construction of a single-family residence in a residential zone under 14 Cal. Code Regs. § 15303(a). Appellant based his appeal on 3 specific categories. Below is a discussion of each specific category.

At the onset, it seems Appellant *admitted* the real reason for this appeal in a January 23, 2017 email, which is that Appellant is upset that the Project Owners refused Appellant's demands to compensate Appellant for the inconvenience Appellant might experience from having someone build next door to him, after he has lived for years without a neighbor:

“Mr. Dorleac has lived for decades at his house, and it will be very disruptive to have a new house built next door to him. He is asking for concession - your client paying for an acceptable wall - to help mitigate the effects on him of the construction.”

Exhibit A. Notably, the wall Appellant references is a 12-foot wall that Appellant has wanted to build himself for years, separating his property from the subject Project. Exhibit B is an architectural drawing Appellant paid for when he start planning his wall years ago. Now, Appellant sees having a new neighbor as an opportunity to get someone else to pay for and to build his dream wall. When the Project Owners declined to pay for or to seek approval to build an unnecessary 12-foot wall, Appellant filed this appeal, even though he had not expressed concerns about wildlife until after all his demands were rejected by the Project Owner. In other words, Appellant is trying to coerce the Project Owners to pay for his 12-foot wall.

Outline of the Project Owners' response to the Appeal

- I. Appellant incorrectly states that the Director did not make the requisite findings under § 5.B.1.b.iv. – Construction new prominent ridge.
- II. Appellant incorrectly states that the Director did not make the requisite findings under § 5.B.3.c. – Construction near public parkland.

III. Appellant failed to establish that “there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances” as required by 14 Cal. Code Regs. § 15300.2(c).

IV. The real reason for this appeal is to extort money from the Project Owners.

I. Appellant incorrectly states that the Director did not make the requisite findings under § 5.B.1.b.iv. – Construction within 50 vertical feet of the top of a prominent ridge.

Appellant simply is arguing superfluous semantics when he misleadingly asserts that construction within 50 vertical feet of the top of a prominent ridge¹ is not permissible here because “the Director made no finding that the placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan.” Page 1 of Letter from Dean Wallraff, Esq.

In fact, the Director made clear that he was required to make such a finding; and, his findings, when read in its entirety, explain that the placement near the prominent ridge would allow for a project more compatible with the purposes of the Specific Plan. Page 7 of January 24, 2017 Determination. The Director was not required to unnecessarily repeat the exact words “placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan.” If the Director simply used those words without explanation, it would render the requirement that such a finding be made meaningless. The Director explained how he made the required finding and specified that all the requirements of § 5.B.1.b. were met, which rhetorically means such findings were made:

“In order to comply with Section 5.B.1.b., the applicant revised the project to follow the ridgeline. To accomplish this, the applicant eliminated one retaining wall, revised the flat roof to a pitched roof that mimics the natural site topography, stepped back the upper floor by an additional two feet, and lowered the entire structure in to the hillside by three feet. . . . As such, the conditionally approved project has taken every measure possible to ensure the proposed project results in no impact to the prominent ridge and is not constructed above the prominent ridge. . . . As such, the project complies with Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area.”

Page 7 of January 24, 2017 Determination. Thus, the Director was aware of and did make the findings necessary under § 5.B.1.b.

II. Appellant incorrectly states that the Director did not make the requisite findings under § 5.B.3.c. – Construction of a project or grading within 200 feet of public parkland.

Appellant likewise argues semantics in arguing that construction or grading within 200 feet of public parkland² is not permissible here because the Director failed to find “ ‘ the project preserves the natural vegetation and the existing ecological balance.’ (SP 5.B.3.c.)” Page 1 of Letter from Dean Wallraff, Esq. Appellant categorically concludes, without evidence or explanation, that “due to the Project’s location at a critical junction of wildlife crossings, the Project is likely to substantially disturb the existing ecological balance.” Page 1 of Letter from Dean Wallraff, Esq. Appellant failed to submit support for such conclusion.

Again, the Director in fact clearly acknowledged the required finding for a project within 200 feet of an adjacent public parkland, and explained the basis for finding that the requirements of § 5.B.3.c. were met. Instead of just unnecessarily repeating the requirement language, the Director explained how the requirement was met:

¹ Section 5.B.1.b.iv of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992.

² Section 5.B.3.c of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992.

complement the ecological balance of the adjacent parkland to the north. . . . As such, the conditionally approved project has taken every measure possible to ensure the proposed project results in no adverse impacts to the adjacent public parkland. As such, the project complies with Section 5.B.3., which requires findings be made for projects and grading proposed within 200 feet of the boundaries of any public parkland.”

Page 8 of January 24, 2017 Determination. Thus, the Director was aware of and did make the findings necessary under § 5.B.3.c.

As an aside, the Project Owners purchased the empty lot next door to the Project Site, which lot is being reserved for only native plants and urban wildlife. The Project Owners purchased 6827 Mulholland and dedicated it as a wildlife sanctuary by registering it with the National Wildlife Federation as a "Certified Wildlife Habitat," after meeting all their requirements, *i.e.* water and food sources, all native plants, shelter for animals. Exhibit C.

III. Appellant failed to establish that “there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances” as required by 14 Cal. Code Regs. § 15300.2(c).

The subject Project is a new construction of a single family residence in a residential zone under 14 Cal. Code Regs. § 15303(a). Therefore, the Project automatically qualifies as Class 3 activity, which means that it is predetermined “not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA [California Environmental Quality Act].” 14 Cal. Code Regs. § 15300. Title 14 of the California Code of Regulations, Chapter 3, sets forth the Guidelines for Implementation of the California Environmental Quality Act.

Here, the Director aptly found that “Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project.” Page 10 of the January 24, 2017 Determination. Thus, “the project is Categorically Exempt from the environmental review pursuant to Article III, Section 1, and Class 3 and Category 1 of the City of Los Angeles CEQA Guidelines.” Page 10 of the January 24, 2017 Determination.

A. Exception to the general rule that a single family dwelling is exempt from the CEQA.

There is an exception to the CEQA exemption in 14 Cal. Code of Regs. § 15300.2(c), which states:

“Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”

In order to apply the “Significant Effect” exception the Appellant is required to establish that there is a reasonable possibility that the “activity”, *i.e.* new construction of a single family residence in a residential zone, will have a “significant effect on the environment” that results from “unusual circumstances.” 14 Cal. Code Regs. § 15300.2(c).

B. Appellant has not established an “unusual circumstance,” which is defined as “the project has some feature that distinguishes it from others in the exempt class[.]” *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105.

Appellant has not established an “unusual circumstance” exists here. An “unusual circumstance” arises only if “the project has some feature that distinguishes it from others in the exempt class[.]” *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105. Appellant challenges the Director’s findings that the automatic exemption from the CEQA applies “due to the significant effects that the Project [sic] on the wildlife on the wildlife corridor running through the Project, and on the parkland adjacent to the Project Site.” Page 1 of Letter from Dean Wallraff, Esq. Appellant’s appeal on said ground should be denied for several reasons.

1. **Building next to a public parkland is not an “unusual circumstance” because such building location is so “usual” that the government enacted rules for building next to public parklands for projects in the exempt class under Section 5.B.3.c of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992.**

Building next to a public parkland is not an “unusual circumstance” because building single family residences next to or near public parkland is so “usual” that the government enacted rules for building next to public parkland for projects in the exempt class under Section 5.B.3.c of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992.

Here, the Director specifically made findings that construction or grading within 200 feet of public parkland is permissible because “[t]he project preserves the natural vegetation and the existing ecological balance[.]” amongst other findings. Pages 7-8 of the January 24, 2017 Determination. The City recognized that wildlife would be able to continue to roam in the public land areas, as well as on the Project Site. Appellant fails to explain how the Project Site as compared to all others in the exempt class constitutes an “unusual circumstance.”

2. **Building next to a public parkland is not a feature that distinguishes the Project Site from other sites in the exempt class.**

The Project Site is in the Santa Monica Mountains, where hundreds of lots have been zoned as residential, many homes have been built since the subject laws went into effect, and all are in the same exempt class. The size of the Project here is not “unusual” because it is similar or smaller in size than most homes in the same exempt class. The location of the Project Site is not “unusual” because there are many other homes in the exempt class that have been built or are zoned as residential throughout the same area in the Santa Monica Mountains.

Appellant also cannot establish that the Project Site being near a public parkland is a feature that distinguishes the Project Site from other project sites in the exempt class, because there are many homes in the exempt class already built near the public parkland and there are many lots already zoned as residential near the public parklands throughout the Santa Monica Mountains. Thus, Appellant has failed to meet his burden of proof that the Project Site being near a public parkland is “unusual” as compared to other sites in the exempt class. There is no feature about the subject Project or Project Site that distinguishes it from other projects and projects sites in the same exempt category.

- C. **Appellant failed to introduce evidence of a reasonable possibility of a significant effect on the environment from any unusual circumstance.**

Here, Appellant failed to meet his burden of proving both that there is a reasonable possibility that building a single family residence in the subject residential zone will have a “*significant*” effect on the environment due to the alleged unusual circumstance, as required by 14 Cal. Code Regs. § 15300.2(c). Appellant admitted he has the burden of proof in this case, as Appellant quoted: “ ‘that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105.’ ” Page 2 of Letter from Dean Wallraff, Esq.

Instead of producing evidence, Appellant summarily concludes that building near public land will cause a significant effect on the environment. Page 2 of Letter from Dean Wallraff, Esq. To the contrary, the Project Site will improve movement of wildlife in the area, for several reasons.

First, because Appellant unlawfully built his fence on the Project Site, once the fence is removed by the Project Owner, wildlife will have more freedom to move than if the Project does not go forward. The fact that Appellant’s fence must be taken down calls in to question the real reasons for Appellant’s challenge here.

Second, the Project Owners have taken non-required measures to ensure the driveway, setbacks, and vegetation do not impede wildlife unnecessarily, as required by § 5.B.3.c., as the Director so found at pages 6-8 of his Determination letter of January 24, 2017.

Third, the Project Owners agreed and obtained approval to dedicate 15 feet and 11 feet respectively on each side of their small home to ensure preservation of wildlife movement in the area. Exhibit D.

Fourth, the Project Owners purchased the lot next to the Project Site (6827 Mulholland) and have dedicated it as a wildlife sanctuary by registering it with the National Wildlife Federation as a "Certified Wildlife Habitat," after meeting all their requirements, *i.e.* water and food sources, all native plants, shelter for animals. Exhibit C.

The mitigation measures the Project Owners have undertaken were not necessary, but in any event are typical mitigation measures to preserve wildlife movement in the Santa Monica Mountains.

D. The NWF has not stated that the P-22 mountain lion will be affected by the Project or that any other animal would be significantly affected.

Trying to bolster his appeal, Appellant claims he has seen ducks and squirrels, among other small animals, in the area. Appellant also falsely claims without evidence that there is a dedicated "wildlife corridor" running over the Project Site. Lastly, Appellant claims he "has also seen mountain-lion tracks on the property." Page 2 of Letter from Dean Wallraff, Esq. Appellant failed to introduce any evidence to support these allegations; and, Appellant failed to explain or introduce evidence that the Project Site or the Project is both "unusual" as compared to others in the exempt class and that such purported "unusual" characterization might reasonably result in a "significant" effect on the environment.

Unable to produce evidence, it is believed Appellant fabricated the claim about seeing mountain lion tracks on the property because the P-22 Mountain Lion that resides in Griffith Park (miles away from the subject Project Site) *might* have crossed over the Santa Monica Mountains at some point many years ago. Appellant misleadingly states that "Griffith Park is located directly to the east of the Project Site[.]" Page 2 of Letter from Dean Wallraff, Esq. In fact, Griffith Park is miles away from the Project Site. The Project Site is North of the Hollywood Bowl and West of the 101, whereas Griffith Park is miles East of the 101 (not "directly" to the East, as we commonly use "directly" as meaning an "adjacent" property).

Not only has appellant failed to introduce *any* evidence that the P-22 Mountain Lion has ever stepped foot on the subject Property Site, the National Wildlife Foundation has expressly stated that the P-22 Mountain Lion has not even been West of the 101 since 2012:

"P-22 has not recrossed the 101 since he arrived in the park [Griffith] in 2012 - the researchers have him collared and track his whereabouts closely. He pretty much stays in the park, venturing into some of the surrounding neighborhoods as well, but that's it."

Exhibit E - Text from Beth Pratt-Bergstrom, Director of the National Wildlife Foundation. This text and information was shared with Appellant before he filed his appeal. Declaration of Tara Harrison at ¶ 2.

The postulated wildlife corridor is not unusually different from any other wildlife corridor throughout the Santa Monica Mountains, so there is no "unusual circumstance" here. In fact, there are tracks visible from aerial photos to the north and northeast of the property, in the large open area of the mountains, so it appears any significant wildlife corridor is in that area, not across the Project Site.

In sum, Appellant fails to meet his burden of proving or explaining how wildlife in the Santa Monica Mountains equates an "unusual circumstance," as compared to other properties in the exempt class that are zoned as residential; and, Appellant fails to explain how the purported "unusual circumstance" is reasonably likely to have a "significant" effect on the environment if the Project moves forward.

IV. The real reason for this appeal is to extort money from the Project Owners or to scare them away.

The Project Owners believe the real reason for this appeal is to extort money from them or to scare them away. In February, 2015, while the Project Owner, Tara Harrison, was viewing the subject lot at 6825 Mulholland Drive, before purchasing the lot, Appellant, Jean-Pierre Dorleac, who resides next door at 6851 Sunny Cover,

approached Tara and told her to “get off his property,” though it was not his property. Since that day, Appellant has tried everything in his power to “make Tara go away” or to extort money from her.

A. Appellant is trying to sell his property before anyone builds next to him.

Perhaps the most telling fact motivating Appellant here is that his lot and home are for sale, MLS 15-920095. Appellant even had his Real Estate Agent contact the Project Owner, Tara Harrison, asking her to sell her vacant lot at the same time (Exhibit F) because a developer wanted the land to build a bigger home on it. Declaration of Tara Harrison at ¶ 3.

B. Appellant is trying to extort money from the Project Owners.

On January 17, 2017, attorney for Appellant, sent to the Project Owner, Tara Harrison, the following demands:

“I received your voicemail today asking for my clients’ requests in written form, so here they are:

1. A 12-foot-high masonry wall³] running the length of the property line separating your property from my client’s, constructed before grading begins.
2. A retaining wall installed above the driveway, with proper drainage.”

Exhibit G. Notably absent from the demand is any discussion about wildlife, P-22 Mountain Lion, or any other concerns that are now noted by Appellant in his appeal. On January 18, 2017, Project Owner’s attorney, Joseph Watson, wrote to Appellant’s attorney:

“Please forgive me in advance if I ask questions you already answered for Tara, but a few things make me curious:

1. What is the reason for asking Tara to pay for an adjoining wall and to waive her GNFA of 2013 rights? Is there consideration being exchanged?
2. What is the reason it is believed that a 12 foot wall running the length of the property is necessary? Has an expert of some sort suggested that it is needed? Would Tara even be able to get it approved? Could you please share with me the reasons it is being requested and the game plan for getting approval? Based on my review of the building rules, I don’t see how it can get approved. I’m just curious because we might be agreeing to something that is neither necessary nor could get approved. Thoughts?
3. As for installing a retaining wall above the driveway, I believe that is the issue up for approval currently. Is there something about your proposal that is different from what is being considered for approval? I sorta have all the same questions with this topic, so if you can explain the reasons it is being requested, whether an expert has addressed the issue, whether there is consideration being paid, etc., that would be so helpful to my understanding the nature of what is going on.”

Exhibit H. On January 23, 2017, Appellant’s attorney responded with an admission that seems to sum up the purpose of Appellant challenging the Project and sums up the reasons for Appellant harassing the Project Owner, Tara Harrison:

“Mr. Dorleac has lived for decades at his house, and it will be very disruptive to have a new house built next door to him. He is asking for concession - your client paying for an acceptable wall - to help mitigate the effects on him of the construction.”

³ This is the same wall discussed on page 1, Introduction, and Exhibit B, which is Appellant’s dream wall that he had designed years ago and he wants the Project Owners to pay for, instead of doing it and paying for it himself.

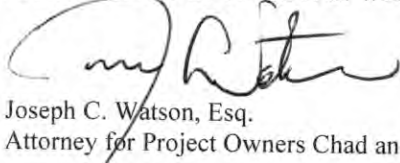
“Mr. Dorleac has lived for decades at his house, and it will be very disruptive to have a new house built next door to him. He is asking for concession - your client paying for an acceptable wall - to help mitigate the effects on him of the construction.”

Exhibit A. In an interesting twist, in his January 23, 2017, response, Appellant’s attorney threatens a lawsuit if concessions are not made, and, for the first time, suggests that the wildlife corridor is a basis for appealing the Director’s approval of the Project. Exhibit A. It is quite a last minute change for Appellant, who, on September 1, 2016, at the hearing before the Mulholland Board, appeared and presented several arguments against the Project, but none of the arguments included concerns about wildlife. Declaration of Tara Harrison at ¶ 4. The issue of wildlife only was raised by Appellant after Appellant realized that none of his tactics were working. The fact that Appellant was so willing to forego his appeal and forego his alleged concern about wildlife in exchange for compensation in the form of concessions, evidences that this appeal is frivolous. In any event, Appellant failed to meet his burden of proving that there is any basis for granting his appeal.

We respectfully request that the Appeal be denied in its entirety and appreciate your time.

Respectfully submitted,

LAW OFFICES OF JOSEPH C. WATSON



Joseph C. Watson, Esq.

Attorney for Project Owners Chad and Tara Harrison

ENCLOSURES: 1. Declaration of Tara Harrison
 2. Exhibit A – H

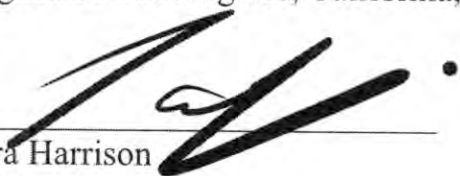
CC: Dean Wallraff, Esq., *via* email

Declaration of Tara Harrison, Project Owner

I, TARA HARRISON, declare as follows:

1. I am over the age of 18, am competent, and I know of the contents of this declaration personally. I am able and willing to testify thereto if so called.
2. Before this appeal was filed, I sent Appellant a copy of the text from Beth Pratt-Bergstrom, Director of the National Wildlife Foundation, that is depicted in Exhibit E of my Response to the Appeal.
3. Appellant's Real Estate Agent contacted me via the letter depicted in Exhibit F to my Response to the Appeal, asking me to sell my vacant lot at the same time as Appellant was selling. During a conversation I had with the realtor, she told me that a developer wanted the land to build a bigger home on it and the developer needed both my lot and Appellant's lot.
4. On September 1, 2016, at the hearing before the Mulholland Board, Appellant appeared and presented several arguments against my Project, but none of the arguments included concerns about wildlife.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Signed in Los Angeles, California, on February 17, 2017.



Tara Harrison
Declarant

Re: Attorney for Tara Harrison

1 message

Dean Wallraff <dean@wallraff.law>

Mon, Jan 23, 2017 at 9:49 AM

To: Joey Watson <watsonjoeyc@gmail.com>

Joey,

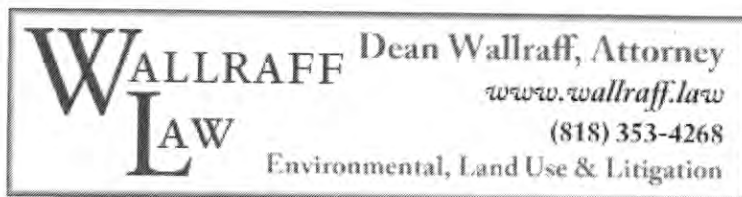
A couple of responses to your questions.

My client is concerned about the wildlife corridor going through your clients' property, and wants the City to do an environmental review - either an MND or an EIR. A single-family-home categorical exclusion won't work because of the unusual circumstances of the wildlife corridor. So we're going to be fighting for the increased level of environmental review in our appeals and potential CEQA lawsuit against the City.

The GNFA, Civil Code 841, just establishes a presumption that the costs of boundary fences will be shared. It contains an exception - "unless otherwise agreed to by the parties in a written agreement" - which is what we're asking for.

* Mr. Dorléac has lived for decades at his house, and it will be very disruptive to have a new house built next door to him. He is asking for a concession - your client paying for an acceptable wall - to help mitigate the effects on him of the construction. The DRB told us that a 12-foot wall might not be allowed under the Building Code, so we'll have to jointly figure out an acceptable substitute if that turns out to be true.

As for the driveway retaining wall, it may be that the version the DRB approved would be acceptable to my client, but we'd need to review the plans. Would your client be willing to provide us with a set of the plans as revised after the DRB meeting?



On Jan 19, 2017, at 8:22 AM, Joey Watson <watsonjoeyc@gmail.com> wrote:

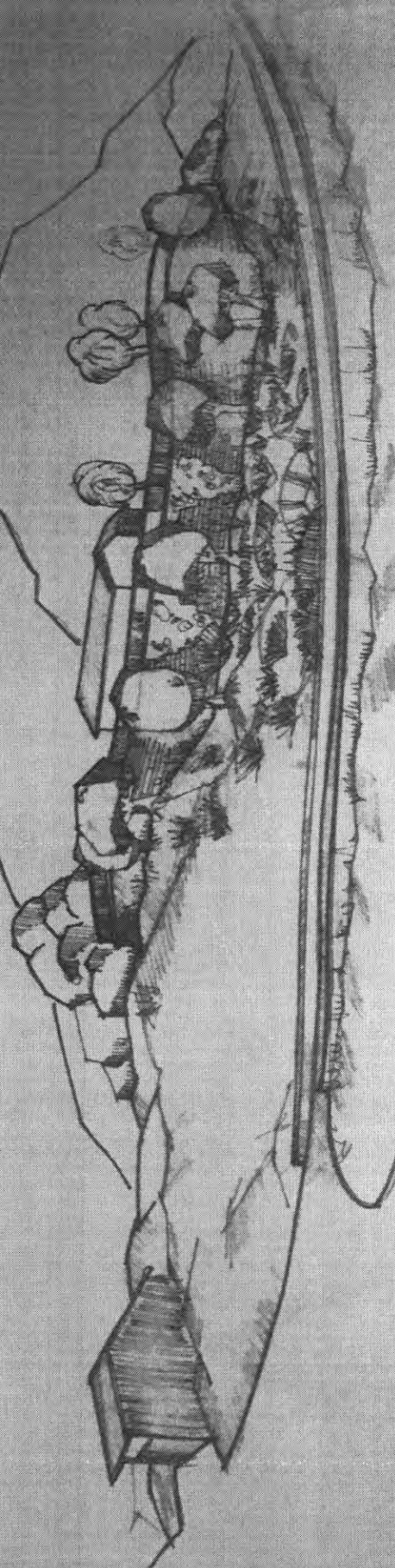
These issues are so important I think it is best to keep our communications in writing, so there are no misunderstandings. I'm really curious about what is going on and the reasons for the requests, as I mentioned, so an email responding to my questions would be very helpful and appreciated.

On Jan 19, 2017, at 8:06 AM, Dean Wallraff <dean@wallraff.law> wrote:

Joseph,

Are you going to be at the hearing? I'd rather discuss it with you orally. If you're not going, then I'll call you, probably tomorrow afternoon.

EXH. A



Exh B

On Thu, Feb 16, 2017 at 12:26 AM, Tara Laura <etaralaura@yahoo.com> wrote:
Thank you Joseph...

I have both deeds. I own both pieces of land (6825 and 6827 Mulholland). I am not donating the property. I have dedicated it as a wildlife sanctuary by registering it with the National Wildlife Federation as a "Certified Wildlife Habitat," after meeting all their requirements (water and food sources, all native plants, shelter for animals.) The language I state on that flyer is exactly the verbiage to describe this. I attached my certification. We have a sign posted in the yard.

Thanks!

Tara

<http://www.nwf.org/CertifiedWildlifeHabitat>

	 	
<p>Congratulations on your new Certified Wildlife Habitat!</p> <div data-bbox="277 741 596 990"></div> <p>Your Certified Wildlife Habitat Receipt Dear Taraneh Harrison, Congratulations! Your property is now an official Certified Wildlife Habitat® site with the National Wildlife Federation and . Your Certified Wildlife Habitat® ID is: 205597 We are so proud to recognize you as a friend of wildlife who is helping birds, butterflies and other local wildlife. Your certification puts us one habitat closer to the Million Pollinator Garden Challenge, a national effort to restore critical habitat for pollinators. Your efforts also contribute to a growing corridor of hundreds of certified habitats in your state through our partnership with . As a Certified Wildlife Habitat® owner, you will receive the following benefits:</p> <ul style="list-style-type: none">• Your Certified Wildlife Habitat® certificate will arrive within 2-4 weeks. Signs or other purchased items will arrive separately.• Subscription to the Garden for Wildlife e-newsletter with timely tips to garden for wildlife.• 1 year subscription to the award-winning National Wildlife magazine.• 10% off Certified Wildlife Habitat® signage in the NWF store at checkout.•		

Exc C
p. 1 of 2

The Harrison's are turning their two lots into Official Wildlife Sanctuaries!



And dedicating the mountain to P-22!

Having her neighbor post false information about Tara has been painful. But something amazing and positive has come out of this difficult time. The P-22 Cougar has captured Tara's heart!

Tara was able to secure a deal to purchase a second piece of land and plans to make it an Official Wildlife Sanctuary with the National Wildlife Federation. This ridge lies west of the 101 freeway near Cahuenga Pass at 6827 Mulholland Drive. The Harrison's are building a house near this land with a 1250 sq. ft. footprint. She has pledged natural animal crossings on either side of her home, but in addition, she is registering both pieces of land in the National Registry of Backyard Wildlife Habitat Series after meeting all the requirements for native plants, a water source, shelter, and food for local Urban Wildlife! This land will be there for all animals, including Mountain Lions. Thank you to everyone here for supporting the P-22 Mountain Lion and all Urban Los Angeles Wildlife!



ARSHIA ARCHITECTS

PROJECT: MU25

ISSUE

DATA

COPYRIGHT

SITE PLAN

650 N. ARCHMONT BLVD. UNIT 100
HOLLYWOOD, CA 90028
310.786.7076
OFFICE@ARSHIA.NET

5625 MULHOLLAND DR.
LOS ANGELES CA 90068

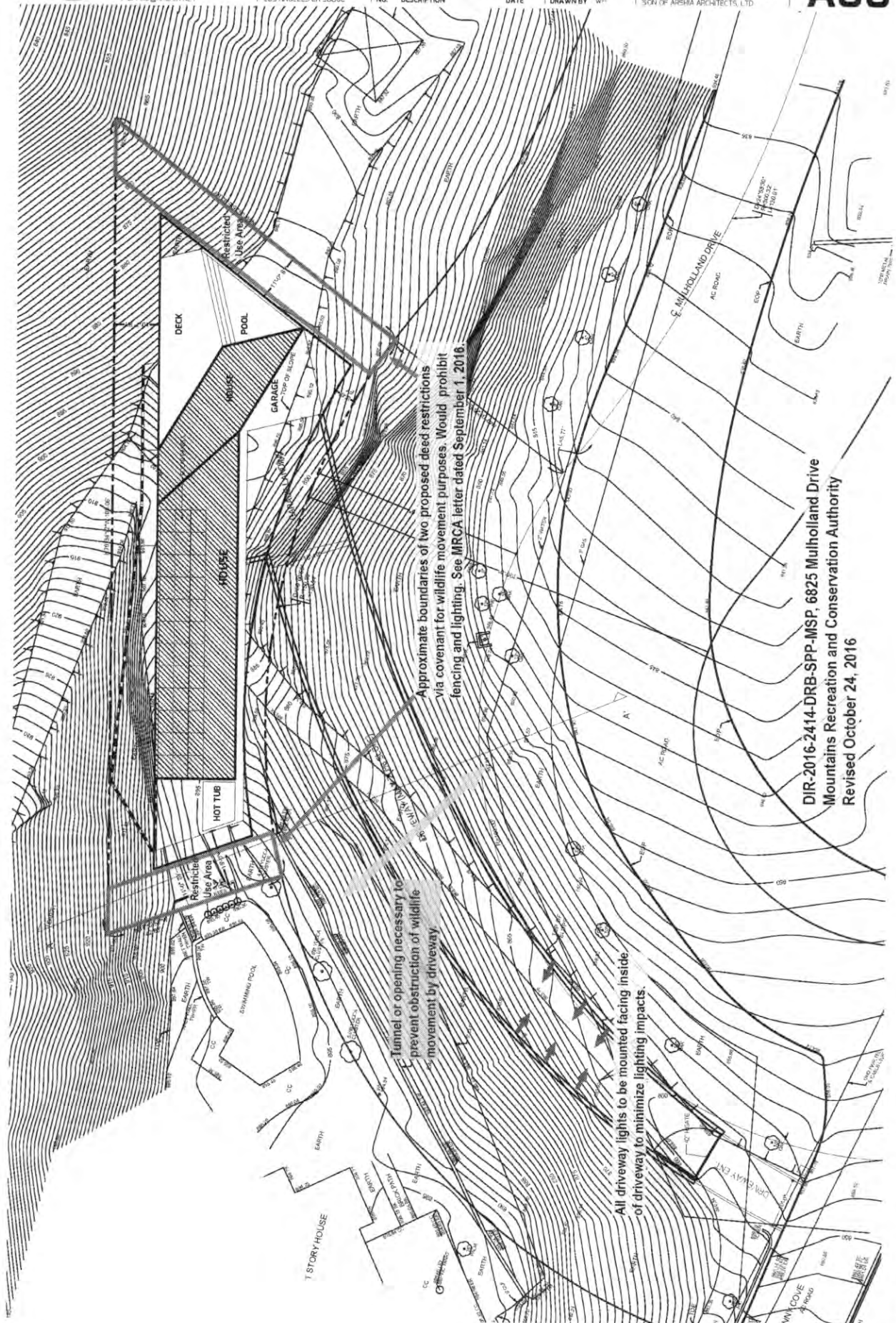
1
NO. DESCRIPTION

10/11/2016
DATE

TITLE
ISSUED
PRINTED
SCALE
DRAWN BY

SITE PLAN
10/11/2016
10/11/2016
1/4"=1'-0"
WHA

© 2016 ARSHIA ARCHITECTS, LTD.
THESE DRAWINGS ARE INSTRUMENTS OF
SERVICE BY ARSHIA ARCHITECTS, LTD. WHO
HOLD THEIR COPYRIGHT. THEY MAY NOT BE
USED OR PRODUCED FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN PERMIS-
SION OF ARSHIA ARCHITECTS, LTD.

A00

DIR-2016-2414-DRB-SPP-MSP, 6825 Mulholland Drive
Mountains Recreation and Conservation Authority
Revised October 24, 2016

EXH
D 157



ARSHIA ARCHITECTS

550 N. LARCHMONT BL. UNIT 100
HOLLYWOOD CA 90004
310.786.7876
OFFICE@ARSHIA.NET

PROJECT: MU25

6825 MULHOLLAND DR.
LOS ANGELES CA 90068
MSCSP : INNER CORRIDOR

MSPSP DRB RECOMMENDATIONS & RESPONSES

MULHOLLAND SCENIC CORRIDOR
DESIGN REVIEW APPLICATION
SCHEMATIC DESIGN
05-24-16

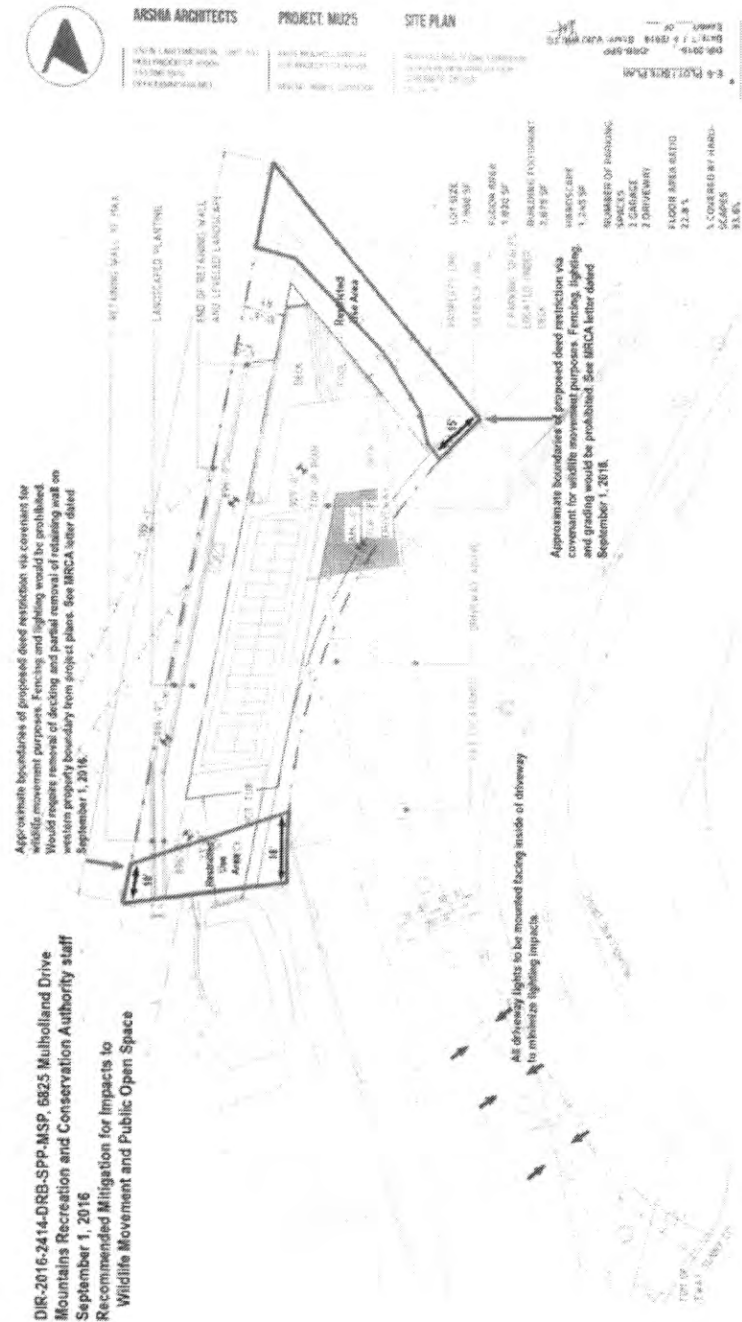
S.00
PAGE 15

RECOMMENDATION B :

Work with the Mountains Recreation Conservation Authority to complete and agree on a conservation easement.

RESPONSE :

The project is in compliance with the requests of the MRCA dated Sep 01, 2016. See letter and diagrams below and on the following pages:

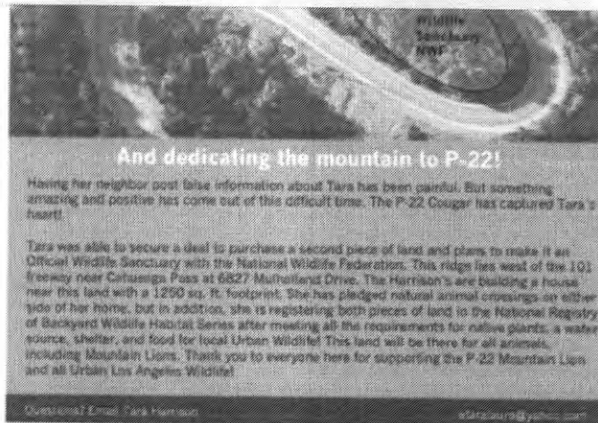


EXH D

< Home

Beth Pratt-Bergstrom >

Active now



Tara! Hi! First, we need to get together one of these times I am in LA. I really had fun meeting your that week and Thanks for all your enthusiasm and support of the cougars. You are correct-P-22 has not recrossed the 101 since he arrived in the park in 2012- the researchers have him collared and track his whereabouts closely. He pretty much stays in the park, venturing into some of the surrounding neighborhoods as well, but that's it. So sorry you are getting this-that you are keeping some of your lot open for wildlife is great. Hope to see you soon!



Type a message...



EXH E

Ramsey-Shilling
ASSOCIATES

Chad and Taraneh Harrison

Dear Chad and Taraneh,

I am writing to you regarding your property at 6825 Mulholland and would like to discuss the possibility of the sell of this property.

I am the real estate agent representing the property adjacent at 6851 Sunny Cove.

Would you, please, call me when you have a moment? At the very least, it would be an informative conversation.

Have a wonderful holiday weekend.

Sincerely,
Charla

Charla Wells Smith
818. 916. 9126



www.charlawells-smith.com

On Jan 17, 2017, at 7:42 PM, Dean Wallraff <dean@wallraff.law> wrote:

Tara,

I received your voicemail today asking for my clients' requests in written form, so here they are:

1. A 12-foot-high masonry wall running the length of the property line separating your property from my client's, constructed before grading begins.
2. A retaining wall installed above the driveway, with proper drainage.

If the DRB won't agree to such a high wall or a masonry wall, we can discuss the situation.

I looked up the Good Neighbor Fence Act of 2013, Civil Code section 841. It contains a statement that, in the absence of a written agreement to the contrary, neighbors shall be presumed to be equally responsible for reasonable costs of construction, maintenance, or necessary replacement of a fence on the boundary between the two neighbors' property. So we can opt out by agreeing in writing.

Which tree are you planning to remove? Is it the Eucalyptus growing near Mr. Dorléac's property?

<Wallaw Email Signature.gif>

Ex 4 G

Attorney for Tara Harrison

1 message

Joseph Watson <watsonjoeyc@gmail.com>

Wed, Jan 18, 2017 at 7:45 PM

To: Joseph Watson <watsonjoeyc@gmail.com>

Bcc: dean@wallraff.law, Tara Laura <etaralaura@yahoo.com>

Hi Dean,

I'm the attorney for Tara Harrison.

Thanks for getting the ball rolling with Tara Harrison. I'm sure you found she is an amazing person and very nice. Hopefully you will have the chance to meet her some day, if you haven't already.

I'm confident we can get this matter resolved; and, I know Tara very much wants a friendly neighbor.

I'm trying to get up to speed, so if you could help me out by answering a few questions about your proposal, it would greatly assist me in ascertaining what advice to give Tara on how to proceed.

Please forgive me in advance if I ask questions you already answered for Tara, but a few things make me curious:

1. What is the reason for asking Tara to pay for an adjoining wall and to waive her GNFA of 2013 rights? Is there consideration being exchanged?
2. What is the reason it is believed that a 12 foot wall running the length of the property is necessary? Has an expert of some sort suggested that it is needed? Would Tara even be able to get it approved? Could you please share with me the reasons it is being requested and the game plan for getting approval? Based on my review of the building rules, I don't see how it can get approved. I'm just curious because we might be agreeing to something that is neither necessary nor could get approved. Thoughts?
3. As for installing a retaining wall above the driveway, I believe that is the issue up for approval currently. Is there something about your proposal that is different from what is being considered for approval? I sorta have all the same questions with this topic, so if you can explain the reasons it is being requested, whether an expert has addressed the issue, whether there is consideration being paid, etc., that would be so helpful to my understanding the nature of what is going on.

It would be great to get your thoughts on these questions. I'll make myself available as much as possible to discuss this, as Tara and I both would like to quickly resolve any concerns your client has about Tara's building on her property.

Thanks,

Joey

Law Offices of Joseph C. Watson, Esq.

ExH H