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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

King Gillette Ranch
26800 Mulholland Highway
Calabasas, California 91302
PHONE (818) 878-0886

August 5, 2024

South Valley Area Planning Commission
c/o Ms. April M. Hood, Commission Executive Assistant
City of Los Angeles
6262 Van Nuys Boulevard, Room 430
Van Nuys, California 91401

APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD, ENV-2016-4180-EIR, 3003 Runyon Canyon Road

Dear President Barraza and Commissioners:

The Mountains Recreation and Conservation Authority (MRCA) opposes the Specific Plan Exception sought by the applicant in connection with the subject proposed project at 3003 Runyon Canyon Road (Case Nos. APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD, ENV-2016-4180-EIR), located in the single most visually prominent location in the most frequently visited natural public park in the City of Los Angeles. The subject project, which proposes to add a large second single-family residence onto a prominent ridgeline property, would result in unmitigable significant adverse biological and visual impacts to Runyon Canyon Park and the Mulholland Scenic Corridor.

The subject property is essentially an island of private property on a mountaintop surrounded by Runyon Canyon Park and the Runyon Canyon core wildlife habitat area. A highly used public trail wraps around this island. The applicant's submitted project Elevation Plans, contained in Exhibit A to the staff report (pages A3 through A3.4A), show how the looming new structure and permanent fuel modification zones would completely alter the visual experience in Runyon Canyon Park for the worse. A permanent three-acre fuel modification scar would stick out like a sore thumb in the chaparral environment in perpetuity.

The applicant has not gone the extra mile to propose a second house with the smallest possible visual and fuel modification zone footprints. Why vote to destroy the ambience of Runyon Canyon Park when the City is under no obligation to approve the subject discretionary project? It is that simple of an equation. The City has no obligation to approve a discretionary project that significantly degrades public resources without offering significant public benefits in return; and there is no public policy justification for approving such a gift of public resources for private gain. The applicant was fully aware of the subject property's limitation for further development when they acquired it. The argument of one luxury house that ruins a premier natural park helping with the housing crisis is a sad argument.

South Valley Area Planning Commission
c/o Ms. April M. Hood, Commission Executive Assistant
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD, ENV-2016-4180-EIR,
3003 Runyon Canyon Road
August 5, 2024
Page 2

The Santa Monica Mountains Conservancy addressed the multiple deficiencies of the Final Environmental Impact Report (FEIR) in its letter from May 16, 2022. Even with the recently proposed reduced size project, the FEIR remains deficient and fatally flawed under the California Environmental Quality Act (CEQA) in multiple respects and should not be certified. The deficiencies and flaws in the FEIR should pose questions as to whether each of the requested Discretionary Actions, especially the Specific Plan Exception to allow construction within 50 feet of a prominent ridge in the Mulholland Scenic Parkway, are necessary for the property owner to attain adequate use of a residential property which was already developed long ago.

If you have any questions or clarifications, I may be contacted at 310-589-3230, ext. 128, or by e-mail at edelman@smmc.ca.gov. Thank you for your time and consideration.

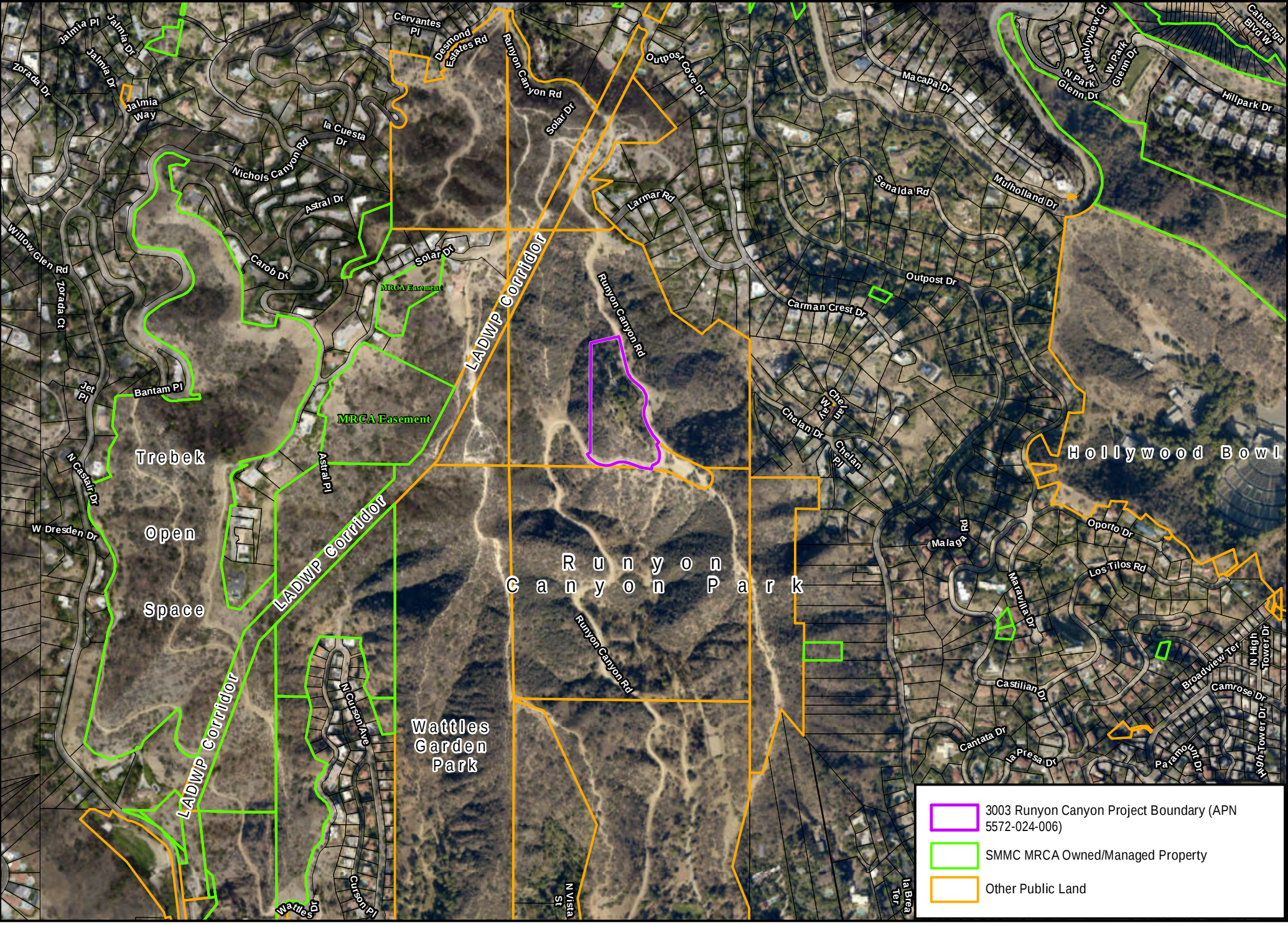
Sincerely,

A handwritten signature in black ink, appearing to read "Paul Edelman", with a stylized flourish at the end.

Paul Edelman
Chief of Natural Resources and Planning

Attachments: A – Aerial Map of Subject Property and Surroundings
 B – Santa Monica Mountains Conservancy Letter on FEIR, May 16, 2022

cc: Katie Knudson, Department of City Planning



3003 Runyon Canyon Project Boundary (APN 5572-024-006)

SMC MRCA Owned/Managed Property

Other Public Land

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001
WWW.SMMC.CA.GOV



May 16, 2022

Ms. Erin Strelch
Major Projects Section
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 1350
Los Angeles, California 90012

ENV-2016-4180-EIR, SCH no. 2018041016, 3003 Runyon Canyon Road

Dear Ms. Strelch:

The Santa Monica Mountains Conservancy (Conservancy) provides comments and recommendations on the Final Environmental Impact Report (FEIR) for the subject proposed project at 3003 Runyon Canyon Road (ENV-2016-4180-EIR), located half a mile interior to Runyon Canyon Park. The Conservancy is a California Environmental Quality Act (CEQA) Trustee Agency for projects potentially affecting natural resources in the precisely-mapped Santa Monica Mountains Zone, per the Conservancy Act (Public Resources Code Section 33000, et seq). The Conservancy is also the principal State planning agency in the Santa Monica Mountains Zone, which includes Runyon Canyon Park where the subject property is located as a private in-holding.

The Conservancy previously submitted comments and recommendations on the Draft Environmental Impact Report (DEIR) for the subject project in our letter dated September 23, 2019. This letter is intended to complement that 2019 DEIR letter.

The FEIR remains deficient and fatally flawed under CEQA in multiple respects and should not be certified. The deficiencies and flaws in the FEIR should pose questions as to whether each of the requested Discretionary Actions, especially the Specific Plan Exception (SPE) to allow construction within 50 feet of a prominent ridge in the Mulholland Scenic Parkway, are necessary for the property owner to attain the full use of the already developed subject property.

As currently proposed, the significant adverse impacts from the subject project, even if mitigated, would result in offsite damage to public resources within Runyon Canyon Park. These damages would result from the aesthetic/visual impacts both from the

visibility of the project itself, and additional Fire Department-required fuel modification (brush clearance) on the surrounding parkland. Damages to biological resources would result from brush clearance on parkland, nighttime lighting impacts from the use of the additional residence on the subject property, and increased usage of Runyon Canyon Drive to access the subject property during and after construction. Damage to visual and biological resources within Runyon Canyon Park also equate to damage to recreational resources in the one of the City's most popular hiking locations. Why would the City grant discretionary approvals to a project that would damage the resources of one of its most iconic public parks?

Misleading Project Description Due to False Basement

The project plans for the proposed 5,511 square-foot "basement" clearly depict a section of floor-to-ceiling windows which would be visible exterior to the residence. This false basement makes the subject proposed project a three-story residence, and the 5,511 square-footage of the bottom-most floor is not included in the square-footage for project provided in the Description. This omission makes the Project Description in the FEIR wholly deficient for falsely describing the project as a two-story residence with 6,982 square-feet of living space.

Inadequate Range of Feasible Alternative Projects

The FEIR, like the DEIR, makes the misleading claim that Alternative B: Reduced Size Project, described as the "Environmentally Superior Alternative", would result in the same environmental impacts as the primary Project, despite reducing the square-footage of the residence by 30 percent. Alternative B remains a disingenuous feign of an attempt to provide decision makers with the appearance of a less damaging project. The 30 percent size reduction still only applies to the 8,990 square-foot residence and does not address reductions to the proposed 6,454 square-feet of covered patio area, 2,475 square-foot of mechanical/electrical area, and 5,207 square-feet of basement. Nor does it address the approximately one-acre fill slope and its parallel 300-foot-long and ten-foot-tall retaining walls.

What the FEIR continues to fail to address is whether a reduced size project could be located elsewhere within the subject property so as to 1) eliminate construction activities within 50 feet of the prominent ridgeline, and/or 2) eliminate the need for the three retaining walls requested as a Zoning Administrator's Determination (ZAD).

A true reduced-size project with alternate siting that conforms to the topography of the subject property could reduce the damages that would result to public resources in

Runyon Canyon Park from brush clearance, lighting impacts, increased usage of Runyon Canyon Road, and visual impacts from the proposed residence itself. The burden of proof that such a project alternative would not reduce these adverse impacts and limit damages to public parkland lies squarely with the applicant. The FEIR is deficient for omitting any consideration of a true reduced-size project with alternative siting.

In the response to the Conservancy's 2019 letter on the DEIR (Response to Comment A3-6), the FEIR attempts to deflect from this responsibility by claiming that the two project alternatives (B and C) analyzed in the DEIR represent a reasonable range of project alternatives. (Alternative A: The "No Project" Alternative, is simply the standard perfunctory analysis of not implementing any project on the subject property that is common to all Environmental Impact Reports.) A truly reasonable range of feasible alternative projects for an already developed property that is interior to public parkland within the City's premier Scenic Corridor (Mulholland) would include an alternative that avoids construction and soil work impacts within 50 feet of a prominent ridgeline and limits the number of required retaining walls.

If there is no feasible alternative that could meet those requirements, this must be demonstrated by detailed analysis in the FEIR. By omitting this analysis, the FEIR has failed to demonstrate that a less damaging project with reduced square-footage is not feasible.

Inadequate Drainage Plans and Unanalyzed Significant Impacts

The FEIR remains flawed because there is still no analysis of how the project's drainage and runoff will be handled when it contacts public parkland. There are multiple potential biological, geological, recreational, and visual impacts that could result from the handling of onsite runoff, and the full extent of the damage to public parkland from additional run-off cannot be gauged without this analysis. This was a major omission in the DEIR, and it is a critical deficiency in the FEIR.

In the Responses to Comments (B1-67), the FEIR provides only the vague answer that the project will comply with City requirements for drainage after the final engineering for the project is complete. If the City determines that drainage structures such as concrete V-ditches or energy dissipaters are required where run-off from the approximately one-acre fill slope contacts parkland, these are potentially significant adverse impacts that must be addressed in the FEIR.

Significant Impacts to Public Parkland from Lighting and Increased Road Usage

Both the subject proposed project and Alternative B would introduce a substantially greater total amount of light into the Runyon Canyon Park habitat area no matter how well a project of that size is mitigated shy of having no windows. In addition, cars and delivery vehicles potentially using high beams would use the public road through the park at night. There are no vehicle trip number or time limitations in either the day or nighttime. Although the park is closed at night, it is a public resource, and by permission, researchers and groups can take night hikes in the park. An area that is now quite dark would experience substantial irreversible change in night illumination and thus result in substantial dark sky impacts and nighttime enjoyment of the park. For the above reasons both the proposed project and all its development alternatives would result in unavoidable significant adverse visual impacts.

The FEIR remains deficient because it continues to base multiple impact analyses, including analysis of nighttime lighting impacts, on the premise that just one couple (the current owners) will permanently occupy both residences. The FEIR analysis on traffic relative to biological, visual, and recreation impacts does not address the probable scenario that the house will host larger families and large parties in the near term. All the mitigation measures and analyses in the FEIR that address impacts from lighting and traffic are flawed because the traffic and visitor volumes cannot be controlled or enforced by the lead agency. Some limits must be established to make impact analysis conclusions.

To ensure that North Runyon Canyon Road is never lit, the FEIR must include a mitigation measure that prohibits lighting of the road to benefit the proposed project property. Though no lighting of North Runyon Canyon Road is currently proposed, there would otherwise be no restrictions preventing future owners of the subject property from installing their own lighting fixtures without the need for permits or future discretionary actions by the City.

To reduce the adverse impacts of increased use of North Runyon Canyon, the Conservancy recommends that the FEIR include a mitigation measure limiting the total number of permanent residents permitted to live in the existing and subject proposed residences at 3003 Runyon Canyon Road.

Please send all correspondence regarding this project, including hearing notices, to the attention of Paul Edelman, Deputy Director of Natural Resources and Planning, at 26800 Mulholland Highway, Calabasas, California 91302, or by e-mail to

ENV-2016-4180-EIR, SCH no. 2018041016, 3003 Runyon Canyon Road
May 16, 2022
Page 5

edelman@smmc.ca.gov. Conservancy staff may submit additional comments on the FEIR to decision-makers in advance of future public hearings.

Sincerely,

A handwritten signature in black ink that reads "Linda Parks". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

LINDA PARKS
Chairperson



Runyon Canyon proposal

Adam Raspler <adrasp@gmail.com>
To: apcsouthvalley@lacity.org

Mon, Aug 5, 2024 at 10:00 AM

Re: Runyon Canyon (Case No APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD)

I am not able to attend the public hearing regarding the proposed Runyon Canyon residential construction project at 3003 N. Runyon Canyon Road.

I oppose this project. I do not think any exceptions or variances should be made or allowed for this project.

I think the proposed grading & construction would have a very negative impact on the environment, the wildlife and the thousands of people that enjoy this great park.

Thank you.
Adam Raspler
(26 year resident of Runyon Canyon)



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Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Dixie Canyon Assn.
Doheny-Sunset Plaza NA
Encino Property Owners
Franklin/Hollywood West Res.
Franklin Hills Residents Assn.
Friends of Walnut Canyon
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland HOA
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
LFIA (Los Feliz)
Mountaingate
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon NA
Oak Forest Canyon HOA
Oaks Neighborhood Assn.
Outpost Neighborhood Assn.
Pacific Palisades Res. Assn.
Residents of Beverly Glen
Save Coldwater Canyon!
Save LA River Open Space
Save Our Canyon
Shadow Hills POA
Sherman Oaks HOA
Studio City Residents Assn.
Sunset Hills HOA
Sunshine Hills Residents Assn.
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Upper Nichols Canyon NA
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Katie Knudson, City Planner
katie.Knudson@lacity.org
(213) 482-7076
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

August 5, 2024

Re: ENV-2016-4180-EIR
3003 Runyon Canyon Road
Case Number: APCSV-2016-4179-SPE- DRB-SPP-MSP-ZV-ZAD

Dear Ms. Knudson:

The Federation of Hillside and Canyon Associations (Hillside Federation) founded in 1952 represents 47 resident associations with ~250,000 constituents spanning the Santa Monica Mountains. The mission of the Hillside Federation is to promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles. It's astounding that the Staff Report would recommend approval of this project which violates so many LA City codes/regulations as well as impacting 1000s of Runyon Canyon daily hikers and our hillside communities. The Hillside Federation continues to oppose this project that the City is trying to "force-fit" into an unacceptable location based on the following 8 Key Points:

Number 1: The project does not comply with either the Mulholland Scenic Parkway Specific Plan or with the Baseline Hillside Ordinance – any deviations are a dangerous precedent that will erode the hillside protections. The currently proposed project is not in compliance by requesting these deviations:
1 - Specific Plan Exception (SPE) to allow construction of a new Single-Family Dwelling to be located within 50 feet of a prominent ridge as specified in the Mulholland Scenic Parkway Specific Plan;
2 - Mulholland Specific Plan Project Permit Compliance (SPP) for the Mulholland Scenic Parkway Specific Plan (MSP);
3 - "By-right" grading quantities for this project are 6,600 cubic yards. The applicant is proposing to allow a 400% increase - 28,012 cubic yards of grading. This amount is even greater than allowed in City Regulation 12.21 C.10 (f)(4)(i).
4 – a change to LAMC Section 12.21 C.8(a) to permit three retaining walls instead of two retaining walls of up to 10 feet in height. LAMC Section 12.21 C.8(a) restricts retaining walls to 2, not 3.

Since May 2015, the Hillside Federation has written letters to the Mulholland Design Review Board and LA City Planning Department opposing any deviations from the Mulholland Scenic Parkway Specific Plan that are requested to benefit

3003 Runyon Canyon Road. Deviations from the Scenic Plan establish precedents that erode the integrity of the Specific Plan. Ignoring the Specific Plan, the applicant sited the proposed house at the top of a prominent ridge which requires a Specific Plan Exception. The very purpose of the Specific Plan is to “minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains” and to “preserve the natural topographic variation within the Inner and Outer Corridors of the Specific Plan area. Once you approve exceptions, the purpose of the Specific Plan is defeated.

Number 2: The 3003 Runyon Canyon Road project is totally surrounded by Runyon Canyon Park which is used by ~2 million visitors a year and is in a Very High Fire Hazard Severity Zone (VHFHSZ). In 2023, the State of California implemented new State Minimum Fire Safe Regulations (<https://bof.fire.ca.gov/media/qron4kqy/oal-approval.pdf>) that directly impact this project, the community and Runyon Canyon Park. The new regulations include a requirement of a minimum of 20-foot-wide roads. The ingress to this project is on a paved trail, less than 20 feet in width with no public vehicular access. The EIR does not address any of these new fire regulations nor the complexities and liabilities of using a hiking trail for construction vehicles – thus, the project cannot be approved.

Number 3: The proposed project does not meet the code requirements for either converting the existing house to an ADU (too large) or to the ALQ that is proposed. The 1992 historically designated Headley/Handley House (Historic Cultural Monument #563, Lloyd Wright) currently on the property is both too large and not affixed to the proposed project which violated the requirements for an ALQ - thus, the project cannot be approved.

Number 4: In addition, the SVAPC sent two Notice of Public Hearings, stating discrepancies in the requested exemptions, the size, and project plans of the project that also do not match the submitted EIR and exemption requests. The Planning Commission has not given correct and updated information for the public to respond – thus, the project cannot be approved.

Number 5: The analysis of alternative projects is inadequate. Little effort appears to have been made to design a residence that complies with the Mulholland Scenic Parkway Specific Plan and the Baseline Hillside Ordinance. Furthermore, this proposed project never considered a project further from the ridgeline which would obviously reduce the need for grading, the need for hauling routes and/or the three retaining walls – another Zoning Administrator Determination (ZAD) request. Additionally, it is still oversized with a 3,000 sq ft basement which is obviously living space.

Number 6: Public Access. The EIR and the proposed project does not adequately address the impact of the project on hikers. The only project access is via a paved fire road/trail in Runyon Canyon Park (Park). “An easement for road purposes to be used in common with others” was granted in January 1945. That trail provides the only access for hikers entering the Park from Mulholland Dr. That is the road that construction vehicles will have to use. With a larger house on the site, one can anticipate much more traffic permanently on the shared road which will make the trail more dangerous for hikers. How will the applicant assure that hikers will still have safe access to their Park?

Number 7: The EIR did not fully analyze the air quality during the multi-year construction. The grading of 28,012 cubic yards of dirt will raise huge amount of particulate matter. During construction, this will have a detrimental effect on the health of the average of 5,000 hikers a day on the Runyon trails. Since the trails are steep, the hikers are not casually walking along, but breathing heavily and inhaling a lot of particulate matter. Additionally, the noise of the heavy equipment will disturb hikers’ peaceful enjoyment of the park.

Number 8: The EIR fails to recognize the importance of Runyon Canyon Park to wildlife connectivity. As the hillsides continue to be developed it is more important than ever that we preserve connectivity from one open space to another. This project will bring more vehicles and more light pollution to the area. The three retaining walls would create an additional barrier to wildlife connectivity.

The basic issue here is the problem of having a private residence in the middle of a City Park. There is already one residence there – the problem should not be compounded by building a second residence on the property. The most appropriate Alternative Project is No Project. A private residence in the middle of an LA City park is awkward at best. The best alternative would be for the applicant to either donate or sell the property to the City to be incorporated into Runyon Canyon Park. Bottom line: the project does not comply with:

- the Mulholland Scenic Parkway Specific Plan
- the Baseline Hillside Ordinance
- the State Minimum Fire Safe Regulations in Very High Fire Hazard Severity Zones
- the ADU/ALQ code requirements

This sets a dangerous precedent that will erode the hillside protections as well as significantly impact the Runyon Canyon community and wildlife - thus, the project cannot be approved.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Charley Mims". The signature is fluid and cursive, with the first name "Charley" written in a larger, more prominent script than the last name "Mims".

Charley Mims

CC: Councilmember Nithya Raman

Mashaal Majid, CD 4 Deputy Chief of Staff, Planning

Mehmet Berker, CD 4 Director - Transportation, Infrastructure & Public Space

Santa Monica Mountains Conservancy - Paul Edelman

Mulholland Design Review Board - Alan Kishbaugh

January 6, 2020

City of Los Angeles Planning Department
Councilman David Ryu, District 4
Mulholland Design Review Board
200 N Main Street Room 425
Los Angeles, CA 90012

Dear All,

This letter is to show my support for the proposed project located at 3003 Runyon Canyon. My family has owned a condo on Camino Palmero for many years and we often hike Runyon Canyon. The proposed project is an incredible design, and the location is less impactful to our community than if the house were on top of the hill. I do not see any downside to the approval of this project and I support it entirely.

Howard Brenner

1730 Camino Palmero
Los Angeles, 90046

August 5, 2024

Katie Knudson, City Planner
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard Meeting Room 1B
Van Nuys, CA 91401

Re: ENV-2016-4180-EIR

Dear Ms. Knudson,

My name is Joan Cashel, and I am writing the City Planning Commission in opposition to the 3003 Runyon Canyon Park Road building project. As part of the leadership team of Upper Nichols Canyon Neighborhood Association (UNCNA) and a neighbor of the park, I am once again asking that the applicant be denied all of the Actions Requested and Recommended Actions listed in both the Recommendation Report and in the recent Notice of Public Hearing slated for August 8, 2024.

The applicant knowingly purchased the property in the middle of an urban wilderness park visited by over 3.5 million hikers. If the applicant is building on such a unique and conspicuous site, the applicant must build within the rules. Anything less makes a mockery of the city's regulations.

The Staff Recommendation Report, July 31, 2024, needs to address the following concerns:

- The recently approved State Minimum Fire Safe Regulations (Jan. 2023, <https://bof.fire.ca.gov/media/qron4kqy/oal-approval.pdf>) states that "all Roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including Shoulder and striping." The access to the property is on a paved hiking trail, and this report labels the access as "undetermined". Runyon Canyon Park is in a designated VHFHSZ and this regulation must take priority due to the critical location of this project.
- The request that the applicant wants to re-designate the current residence on the property, the Headley/Handley House, listed in 1992 as Historic-Cultural Monument (2,018 sq. ft.), to an ALQ does not meet current ALQ legal code definition and must be denied. An ALQ is an accessory building, to be used solely as the temporary dwelling of guests of the occupants of the premises; such dwellings can't have kitchen facilities, cannot be rented or otherwise used as a separate dwelling unit, and must be affixed to the primary home. The Headley/Handley House does not meet any of these conditions, therefore cannot be reclassified as an ALQ.

- “By-right” grading quantities for this project are 6,600 cubic yards. The applicant is requesting ZAD to allow a 400% increase — 28,012 cubic yards — of grading. This amount is even greater than allowed in city regulation 12.21 C.10 (f)(4)(i). This must be denied. In addition, a haul route needs to be submitted and approved due to the location of the project.
- According to city staff report, the subject property is defined as a “prominent ridge” as seen on the map of the Specific Plan Area. This project is subject to limitations grading and construction within 200 feet of public parkland. The applicant wants a ZAD to not follow this section of the Specific Plan but it is clear that 28,000 cubic yards of grading will not maintain the natural appearance compatible with the characteristics of the Santa Monica Mountains, is not compatible with the natural topography, will not minimize erosion, is not necessary to build a SFD on the existing lot. The Director must not approve the requested ZAD and instead suggest to the applicant to work within the Specific Plan regulations.
- The request to change LAMC Section 12.21 C.8(a) to permit three retaining walls instead of two retaining walls of up to 10 feet in height needs to be denied. LAMC Section 12.21 C.8(a) restricts retaining walls to 2, not 3.

Every day thousands of Angelenos go to City Planning to ask for permits, to have their plans checked — to verify the proposed structure isn’t too high, to make sure that a potential wall is within the rules, or that the fence around their pool is up to code.

But this applicant is asking City Planning to amend its long-standing codes and violate the public trust, to change the rules for one man. Add the location of this project, Runyon Canyon Park, one of the jewels in Los Angeles’ urban park wilderness, and it is clear that there are just too many exemptions required for this project to continue.

Sincerely,

Joan Cashel
jcashel@earthlink.net
213/709-7057

July 24, 2024

South Valley Area Planning Commission

Case Number: ENV-2016-4180-EIR

RE: APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD; DIR-2015-1419-DRB-MSP-P; 3003 N. Runyon Canyon Road, RE40-1-H, (CD 4), APN: 5572024006

Dear Commissioners,

I am John Randal Kleiser, a neighbor of Mr. Manny Valencia. I have known Mr. Valencia and his family for many years. Throughout the project of their new house, the Valencias have demonstrated great sensitivity and respect for the ecological and historical value of Runyon Canyon Park.

Mr. Valencia has consistently kept me informed of any progress with the project and has always been open to my questions, concerns, and suggestions. His dedication and effort to design a house that is respectful to the environment and the Park's natural landscape have been commendable.

I truly believe that the Valencias have found the ideal design for their home – an elegant and modern house that will perfectly blend with the mountain and its surroundings. I am happy to say that I fully support the construction of this new house.

Sincerely,

A handwritten signature in black ink, appearing to read "John Kleiser", with a stylized flourish at the end.

John Randal Kleiser

Name: BRIAN KEITH JACKSON

Date: 7/13/2024

Address: 645 W. 9TH ST., #531

LOS ANGELES, CA 90015

Phone: _____

Email: HESPEAKS@GMAIL.COM

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

This is a beautiful, scaled design that fits the site, Community, Environment and the park. The new home does not interfere with the existing home and is partially camouflaged, buried into the hill you only see the face of it on westerly side. People in the park will hardly know is there. I support their project.

Thank you,

A handwritten signature in black ink, appearing to read "B. K. Jackson", with a large, sweeping loop at the bottom.

Name: Diondraya Taylor

Date: 7/19/2021

Address: 1444 N. Marlel Ave Apt C
La Ca 90046

Phone: 619 246 4657

Email: _____

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I am in full support of the Valencia family's long-awaited home project. After reviewing their plans, it's evident that they have meticulously followed all city regulations and guidelines. The design is aesthetically pleasing and ensures minimal environmental impact. This project is located on private property, so it should not hinder public park spaces.

Thank you,

A handwritten signature in black ink, appearing to read 'Diondraya Taylor', with a long horizontal stroke extending to the right.

Name: Sidney Vasquez

Date: 7/15/24

Address: 1750 Wilcox ave #26

LA Ca 90046

Phone: 213-800-4559

Email: Sidneybrandnamaste@mail.com

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I am writing to advocate for the Valencia family's home project. After a decade of rigorous planning and compliance with city guidelines, their proposal should be approved. Their design respects the park's natural beauty while being a thoughtful addition to private land. It's crucial that we honor their commitment and allow this well-planned project to move forward.

Thank you,



Name: Sandra Zimmack

Date: 7-16-24

Address: 7571 Wiloughby Ave #4

LA CA 90046

Phone: _____

Email: lincoln@calcity.com

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I am in favor of the Valencia family's home project. They have dedicated considerable time and effort to comply with city regulations, demonstrating their commitment to responsible development. The construction is on private land and will not disrupt public spaces. This project should be approved to acknowledge their hard work and respect for local guidelines.

Thank you,

Sandra Zimmack

Name: Diego Cuervo
Address: 1223 Wilcox Ave
Hollywood CA 90038
Phone: 310 639 4773
Email: _____

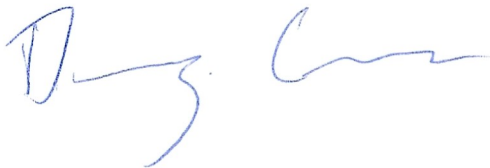
Date: 7/15/21

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I am writing to express my support for the Valencia family's long-awaited home project. They have diligently followed all guidelines set forth by the city and have created a design that respects the natural surroundings.

Thank you,

A handwritten signature in blue ink, appearing to read "Diego Cuervo".

Date: 7/18/2024

Name: Lauren Goodman

Address: 924 Carson Ave #4

LA CA 90046

Phone: 310 850 5342

Email: redgoodman928@yahoo.com

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I am in full support of the Valencia family's long-awaited home project. After reviewing their plans, it's evident that they have meticulously followed all city regulations and guidelines. The design is aesthetically pleasing and ensures minimal environmental impact. This project is located on private property, so it should not hinder public park spaces.

Thank you,

Lauren Goodman

Name: Maria de Lourdes Fernandez

Date: 7-12-24

Address: _____

Phone: (818) 209-3638

Email: Luluciernaga@mail.com

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I support the Valencia Family home whole-heartedly, especially property owners who spent nearly a decade providing studies to the City to grant them approval to build on their property. The design is exceptional and it's time for the Valencia family to move forward.

Thank you,

Lourdes Fernandez

Name: Rosa Hernandez
Address: 1746 N Cherokee Av 207
Hollywood 90046
Phone: 323-2396607
Email: _____

Date: 7-23-24

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I am in full support of the Valencia family's long-awaited home project. After reviewing their plans, it's evident that they have meticulously followed all city regulations and guidelines. The design is aesthetically pleasing and ensures minimal environmental impact. This project is located on private property, so it should not hinder public park spaces.

Thank you,

A handwritten signature in black ink, appearing to read 'Rosa Hernandez', with a long horizontal flourish extending to the right.

Name: LARONE HENRY

Date: 7/20/24

Address: 1010 N. CRESCENT HEIGHTS #1

WHLA 90046

Phone: 310 977 2372

Email: SMOKEINLIKEICE@GMAIL.COM

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I support the Valencia Family's proposal to build their home in Runyon. As a local resident, I have observed the care and respect they have shown for the historic site. Their plans align with city guidelines and the construction will occur on private land, minimizing any disruption. This project will enhance the area while honoring the historical aspects of the property. It is a reasonable and well-thought-out development that deserves approval.

Thank you,



Name: Kara Groves

Date: 7-18-24

Address: 1428 N Stanley Ave 11

LD LN 98946

Phone: 213 321 8846

Email: _____

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

This is a beautiful, scaled design that fits the site, Community, Environment and the park. The new home does not interfere with the existing home and is partially camouflaged, buried into the hill you only see the face of it on westerly side. People in the park will hardly know is there. I support their project.

Thank you,



Name: OBINIGBO NZERIBE
Address: 475 S NEW HAMPSHIRE AVE
#408 Los Angeles, CA 90020
Phone: 870-449-1373
Email: OBINIGBO1@gmail.com

Date: 7/15/24

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I fully endorse the Valencia family's home project. Their commitment to meeting city regulations over the past eight years is noteworthy. The project, situated on private property, complies with all environmental and design standards. Approving this project is a fair recognition of their efforts and dedication.

Thank you,



Name: Bethany Martinez

Date: 7/25/24

Address: 2225 S Harvard Blvd.

Los Angeles, CA 90018

Phone: (323) 540-9970

Email: _____

RE: 3003 Runyon Canyon Road
APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Dear South Valley Area Planning Commission,

I am in full support of the Valencia family's long-awaited home project. After reviewing their plans, it's evident that they have meticulously followed all city regulations and guidelines. The design is aesthetically pleasing and ensures minimal environmental impact. This project is located on private property, so it should not hinder public park spaces.

Thank you,

A handwritten signature in black ink, appearing to read 'Bethany Martinez', followed by a horizontal line.

July 24, 2024

South Valley Area Planning Commission

Case Number: ENV-2016-4180-EIR

RE: APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD; DIR-2015-1419-DRB-MSP-P; 3003 N. Runyon Canyon Road, RE40-1-H, (CD 4), APN: 5572024006

Dear Commissioners,

I work for the Valencias' neighbor, John Randal Kleiser, and have known Mr. Valencia and his family for many years.

Since they began the project of their new house, the Valencias have shown great sensitivity and respect for protecting the ecological and historical value of the Runyon Canyon Park.

Mr. Valencia has personally informed us of any progress with the project and has always been open to our questions, concerns, and suggestions. His dedication and effort to design a house that was respectful to the environment and the Park's natural landscape have been praiseworthy.

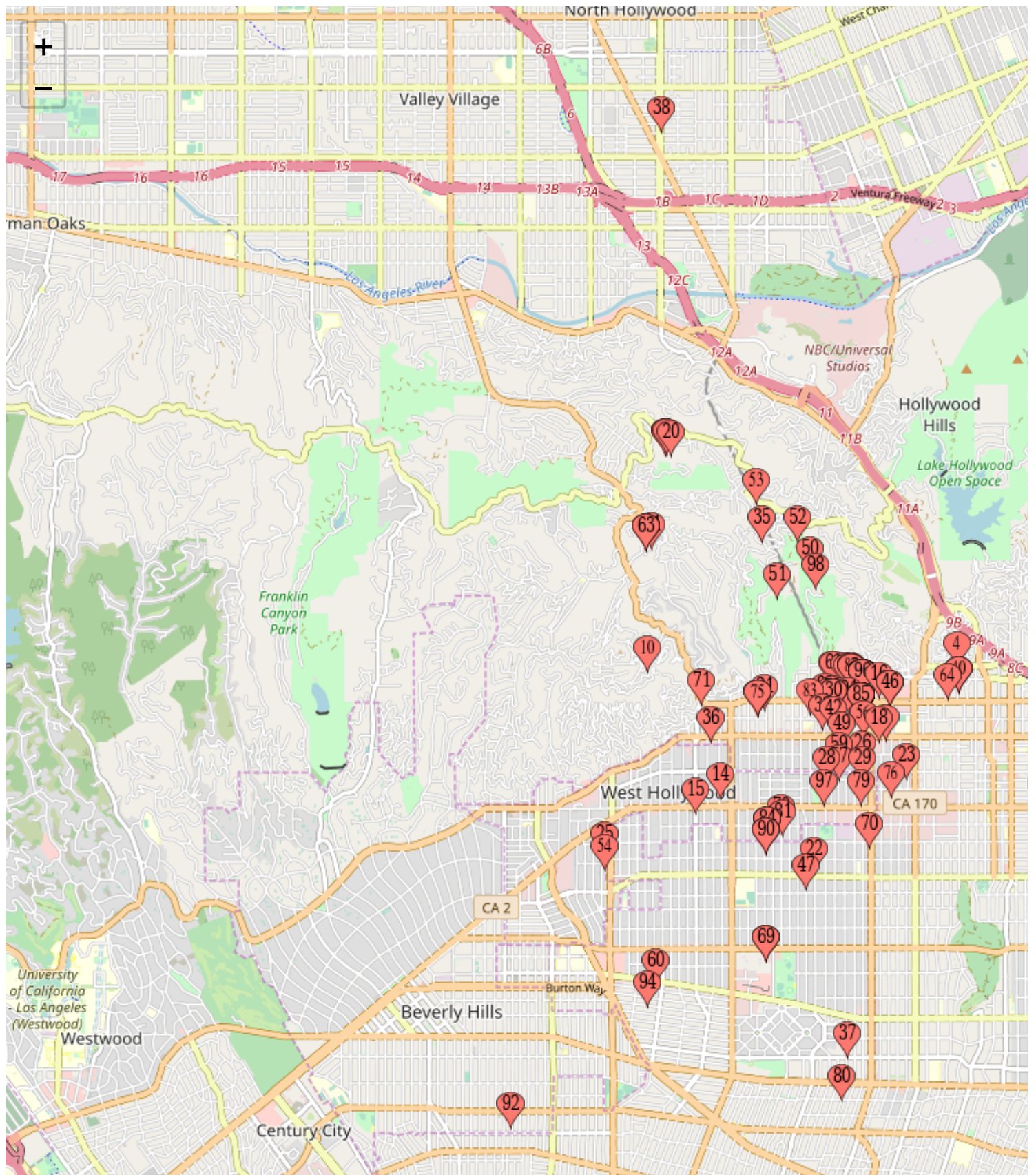
I truly believe that the Valencias have found the ideal design for their home. An elegant and modern house that will perfectly blend with the mountain and its surroundings.

I'm happy to say that I fully support the construction of this new house.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mani Perezcarro', with a stylized, flowing script.

Mani Perezcarro





Save



Bulk Entry

Location

Address to plot

Description

(Optional) enter a description for this location

Add location to map

	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	1969, Whitley Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90068, United States of America	 
	1720, North Fuller Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	7029, Lanewood Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States	 
	Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	8245, Kirkwood Drive, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	1865, North Fuller Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 

	7813, Torreyson Drive, Universal City, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	7813, Torreyson Drive, Universal City, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	1260, North Hayworth Avenue, West Hollywood, Los Angeles County, California, 90046, United States of America	 
	North Crescent Heights Boulevard, West Hollywood, Los Angeles County, California, 90046, United States of America	 
	1784, North Sycamore Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States	 
	7809, Torreyson Drive, Universal City, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	7056, Lanewood Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	7820, Torreyson Drive, Universal City, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	7235, Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	813, North Martel Avenue, West Hollywood, Los Angeles County, California, 90046, United States of America	 
	1326, North Citrus Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States	 
	Sunset Boulevard, Little Armenia, Hollywood, Los Angeles, Los Angeles County, California, 90027-5517, United States of America	 
	888, West Knoll Drive, West Hollywood, Los Angeles County, California, 90069, United States of America	 
	1425, North Detroit Street, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	1333, North Fuller Avenue, West Hollywood, Los Angeles County, California, 90046, United States of America	 

	1335, North Detroit Street, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States	 
	1720, North Fuller Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	1735, Courtney Avenue, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	1745, North Orange Drive, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States of America	 
	1635, North Martel Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	2745, Nichols Canyon Road, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	1560, North Laurel Avenue, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	424, South Cochran Avenue, Hancock Park, Hollywood, Los Angeles, Los Angeles County, California, 90036, United States	 
	Hesby Street, NoHo, North Hollywood, Los Angeles, Los Angeles County, California, 91601, United States of America	 
	1850, Whitley Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States of America	 
	1850, Whitley Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	1616, North Fuller Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	1701, Nichols Canyon Road, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	930, North Spaulding Avenue, West Hollywood, Los Angeles County, California, 90046, United States	 

	1745, North Orange Drive, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States of America	 
	715, North Vista Street, West Hollywood, Los Angeles County, California, 90046, United States of America	 
	357, Cornwell Street, Brooklyn Heights, Boyle Heights, Los Angeles, Los Angeles County, California, 90033, United States of America	 
	1530, North Poinsettia Place, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	3050, Runyon Canyon Road, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	2410, Solar Drive, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	7301, Mulholland Drive, Universal City, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	7472, Mulholland Drive, Universal City, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	838, West Knoll Drive, West Hollywood, Los Angeles County, California, 90069, United States of America	 
	7245, Hillside Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	7120, Hawthorn Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	1340, North Poinsettia Place, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	1701, Nichols Canyon Road, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	1414, North Poinsettia Place, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	118, South Flores Street, Carthay Circle, Century City, Los Angeles, Los Angeles County, California, 90048, United States	 
	8024, Willow Glen Road, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	8051, Willow Glen Road, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 

	8051, Willow Glen Road, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	1810, North Cherokee Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90028, United States of America	 
	314, North Spaulding Avenue, Carthay Circle, Hollywood, Los Angeles, Los Angeles County, California, 90036, United States of America	 
	7270, Hillside Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	1860, North Fuller Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	314, North Spaulding Avenue, Carthay Circle, Hollywood, Los Angeles, Los Angeles County, California, 90036, United States of America	 
	933, North La Brea Avenue, Hollywood, Los Angeles, Los Angeles County, California, 90046, United States	 
	8078, Fareholm Drive, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	7224, Hillside Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	1735, North Fuller Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	1701, Nichols Canyon Road, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	1255, North Orange Drive, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90038, United States	 
	Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	1043, North Curson Avenue, West Hollywood, Los Angeles County, California, 90046, United States	 
	7121, Lexington Avenue, West Hollywood, Los Angeles County, California, 90046, United States of America	 

	5482, Wilshire Boulevard, Hancock Park, Hollywood, Los Angeles, Los Angeles County, California, 90036, United States	 
	1048, North Curson Avenue, West Hollywood, Los Angeles County, California, 90046, United States	 
	7717, Romaine Street, West Hollywood, Los Angeles County, California, 90046, United States	 
	1718, North Vista Street, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States	 
	7717, Romaine Street, West Hollywood, Los Angeles County, California, 90046, United States	 
	Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	7224, Hillside Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	7224, Hillside Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	7215, Hillside Avenue, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	930, North Spaulding Avenue, West Hollywood, Los Angeles County, California, 90046, United States	 
	7205, Hollywood Boulevard, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	West Olympic Boulevard, Beverly Hills, Los Angeles County, California, 90064, United States of America	 
	1750, Camino Palmero Street, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States of America	 
	8360, Blackburn Avenue, Carthay Circle, Hollywood, Los Angeles, Los Angeles County, California, 90048, United States	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 
	Franklin Avenue, Whitley Heights Historic District, Hollywood, Los Angeles, Los Angeles County, California, 90046-4101, United States of America	 



1202, North Fuller Avenue, West Hollywood, Los Angeles County, California, 90046, United States of America



3003, Runyon Canyon Road, Whitley Heights Historic District, Hollywood Hills, Los Angeles, Los Angeles County, California, 90046, United States





April Hood <april.hood@lacity.org>

Re: 3003 Runyon Canyon Road - APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

nicholas kirkwood <nk01email@gmail.com>

Fri, Aug 2, 2024 at 10:45 PM

To: "april.hood@lacity.org" <april.hood@lacity.org>, "blake.lamb@lacity.org" <blake.lamb@lacity.org>, "claudia.rodriguez@lacity.org" <claudia.rodriguez@lacity.org>, "Katie.Knudson@lacity.org" <Katie.Knudson@lacity.org>, "clintonhomesluxury@hotmail.com" <clintonhomesluxury@hotmail.com>

Dear South Valley Area Planning Commission,

My name is Nicholas Kirkwood and my property is on Laurelmont Drive in Laurel Canyon, but i used to live on Solar Drive overlooking the property of the Valencia family.

I am writing today to express my strong support for the Valencia family's home project. I particularly commend the property owners for their 10-year commitment to conducting and submitting comprehensive studies to the City to secure approval for their home.

They have gone way and beyond in making sure the home doesn't impact the community nor environment. In addition this project has been approved by Mulholland Design Review Board ensuring it meets all the requirements. I fully support this project and ask for your approval.

Thank you and best regards,

Nicholas

Sent from [Outlook for iOS](#)

DAY OF HEARING SUBMISSIONS

Wednesday, August 7, 2024

South Valley Area Planning Commission
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Dear Commissioners:

I am writing in support of the plans for the property located at 3030 Runyon Canyon Road in Runyon Canyon. I am one of the Founders of the Runyon Canyon Foundation.

I hike in the canyon about 4 times a week and have enjoyed being part of Runyon Canyon while I lived on Fuller Avenue and now Curson Avenue in Hollywood. I have been hiking Runyon for 30 years.

The owner of the property has always been a good steward of the land and the Park. The arguments and opposition state that "this will destroy the park..." which is simply not true.

- We have miles and miles of trails, and this will temporarily impact only a half mile of trails during construction;
- The plans show an unobtrusive structure and views will not be blocked;
- All of the opposition is coming from those who live in houses that were built on hillsides and ridges;
- The owner has had a very positive effect on Runyon Canyon and will continue to do so.

The loud voices continue to provide false information; facts matter these days, especially in the public square.

I know there are many others in the area that share my views and appreciate being included in those in favor.

Thank you,



JOHN GILE
1351 North Curson Avenue
Los Angeles CA 90046

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

August 6, 2024

VIA EMAIL

South Valley Area Planning Commission
6262 Van Nuys Boulevard
Van Nuys, California
apcsouthvalley@lacity.org

Re: Project Location: 3003 N. Runyon Canyon Road; Case No. APCSV-2016-4179-SPE- DRB-SPP-MSP-ZV-ZAD; CEQA No. ENV-2016-4180-EIR;

Dear South Valley Area Planning Commission:

This firm represents Runyon Canyon Coalition ("RCC") with regard to the proposed development project located at 3003 Runyon Canyon Road ("Project"). This letter is intended to advise the South Valley Area Planning Commission ("Commission") that the requested entitlements for the Project cannot be approved because the development does not comply with the "State Minimum Fire Safe Regulations" codified at Cal. Code Regs. tit. 14 § 1270.00 et seq.

I. The Project

The Project proposes the construction of a new, 5,500 square foot, two-story, single-family dwelling and 600 square foot attached two-car garage and a fully underground 3,000 square foot basement. The total Residential Floor Area of the Project is 5,700 square feet and a maximum height of 29 feet all on a 197,435 square foot lot. The Project involves the conversion of the existing 2,018 square-foot single-family dwelling on-site to an Accessory Living Quarter. Notably, the Project is located within one of the most popular urban parks in the City of Los Angeles – Runyon Canyon.

The Project requires multiple discretionary entitlements, including the following:

- Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, a Specific Plan Exception to allow construction within 50 feet of a prominent ridgeline under Mulholland Specific Plan Section 5.B.1;

- Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27 D, for a Zone Variance to allow a second kitchen to be built within the new single-family dwelling without the removal of the existing kitchen in the existing single-family dwelling, for relief from LAMC Section 12.07.01 A.1;
- Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit three retaining walls instead of two retaining walls of up to 10 feet in height pursuant to LAMC Section 12.21 C.8(a);
- Pursuant to LAMC Section 12.24 X.28 (a)(5), a Zoning Administrator's Determination to allow 28,012 cubic yards of grading to occur on-site in lieu of the maximum "by-right" grading quantities as delineated in 12.21 C.10 (f)(1) and (2);
- Pursuant to LAMC Sections 11.5.7.C. and 16.50, a Project Permit Compliance and Design Review as required by the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943).

II. State Minimum Fire Safe Regulations

In 2018, Senate Bill 901 mandated the expansion of the scope of California's regulations regarding minimum fire safety standards to include those lands classified and designated as Very High Fire Hazard Severity Zones ("VHFHSZ"), as defined in subdivision (i) of Government Code § 51177, to include Local Responsibility Areas. In other words, these regulations were extended to those portions of incorporated cities such as the City of Los Angeles that were designated as VHFHSZs. Thereafter, the Board of Forestry adopted implementing regulations. These regulations, known as the "State Minimum Fire Safe Regulations," were adopted in order to protect life and limb during wildfire events after extensive consultation with fire professionals and community members.

As explained below, the Project is located in a designated VHFHSZ, but does not comply with current regulations regarding emergency access and egress in VHFHSZs. As such, the Commission cannot approve the requested entitlements to facilitate construction of the Project.

III. The Project Is Located within a Very High Fire Hazard Severity Zone in a Local Responsibility Area

There can be no question that the Project is located within a Very High Fire Hazard Severity Zone. This fact is documented in the City's ZIMAS system as shown below.

▼ Additional	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive	No
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
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
Wells	None

Figure 3- Screenshot of Zimas for 3003 Runyon Canyon; Additional Information of Hazards

IV. The Project is Subject to the Regulations Because it Requires the Issuance of a “Building Permit for New Construction Not Related to an Existing Structure.”

The Project is subject to the State Minimum Fire Safe Regulations. As specified in Section 1270.03(a) of the Regulations, the Regulations shall apply to: “(1) the perimeters and access to all residential, commercial, and industrial Building construction . . . approved after July 1, 2021 within the VHFHSZ . . . ”

As further explained in Section 1270.03(c), “(a)ffected activities include, but are not limited to:

- (2) application for a Building permit for *new construction not relating to an existing Structure*;
- (3) application for a use permit;

The Project clearly involves “new construction not related to an existing structure.” And a building permit is required for that new construction. While the existing historic home on the lot is being converted to an Accessory Living Quarter, an entirely *new* home is being proposed on the lot. The Staff Report prepare for the Project refers to this “new” construction repeatedly. As such, the State Minimum Fire Regulations are triggered.

V. The Project Does Not Meet the Minimum Roadway Width Requirements Set Forth in the State Minium Fire Safe Regulations.

Article 2 of the State Minimum Fire Safe Regulations, Sections 1273 et seq., addresses Ingress and Egress. The intent of this portion of the Regulations is to require that: “Roads, and Driveways, whether public or private, unless exempted under 14 CCR §1270.03(d) shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall

provide unobstructed traffic circulations during a Wildfire emergency consistent with 14 CCR §§1273 through 1273.09. The Project is not eligible for a Section 1270.03 exemption and the Project fails to comply with at least one of the Ingress and Egress Regulations: minimum roadway Width (Section 1273.01).

Section 1273.01(a) requires as follows:

(a) All roads shall be constructed to provide a minimum of **two ten (10) foot traffic lanes**, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

Cal. Code Regs. tit. 14 § 1273.01 (emphasis added).

As shown below, the City's NavigateLA system provides information on the roadways providing access to the Project from Mulholland Drive and identifies Runyon Canyon Rd as less than 20 feet to the Project. This private street¹ is less than 14 feet at the entrance from Mulholland Drive.

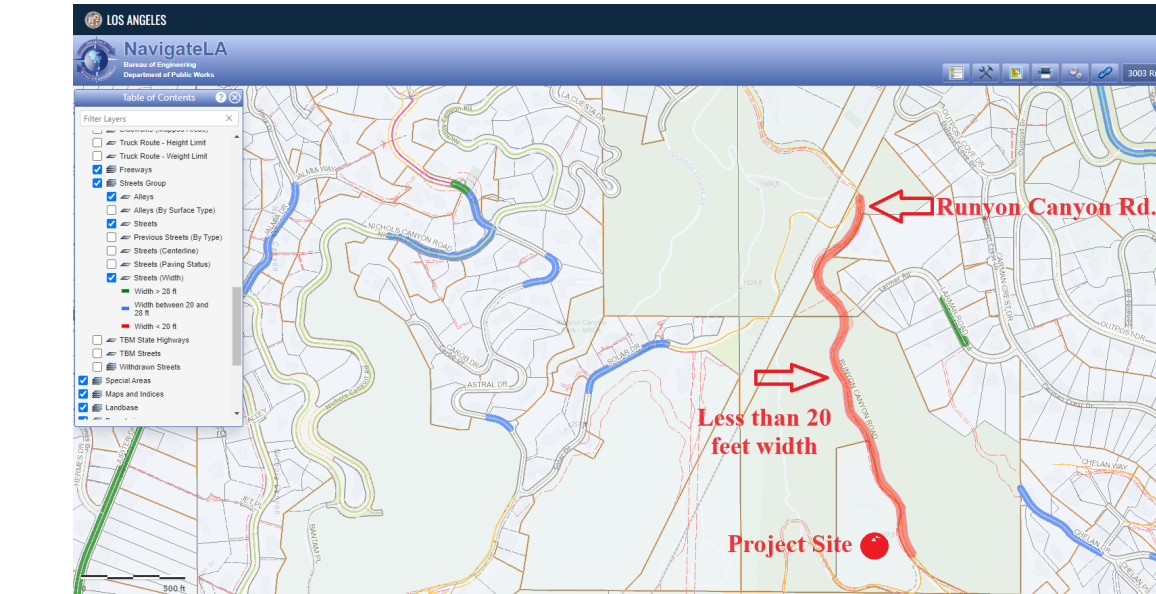


Figure 4 -City's NavigateLA identifying road width from Project Site to Mulholland Drive of less than 20 feet in width

¹ The fact that Runyon Canyon Road is a deemed approved private street does not relieve the applicant from compliance with the State Minimum Fire Safe Regulations. As explained above, the regulations are triggered when there is an “application for a Building permit for *new construction not relating to an existing Structure*.”

VI. The Commission Cannot Make the Required Findings Due to the Project's Inconsistency with State Minimum Fire Safe Regulations

The Staff Report recommends that the Commission make certain findings in order to approve the various entitlements for the Project. For example, for the Specific Plan Exception, staff recommends that the following finding be made: "That the granting of an exception will not be detrimental to the public welfare of injurious to the property or improvements adjacent to or in the vicinity of the subject property." Staff Report at Page F-6. Further, for the Zone Variance staff recommends that the following findings be made: "The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is locate." Staff Report at Page F-2. Also, for the Zoning Administrator Determinations, staff recommends that the following findings be made:

"The request is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan."

"The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region."

"The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety."

"The request is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan."

Staff Report at Pages F-3 to F-5.

The Commission cannot make any of the required findings outlined above because of the Project's inconsistency with the State Minimum Fire Safe Regulations. It is axiomatic that the failure of the Project to conform to critical fire safety regulations intended to protect human lives adversely affects and further degrades adjacent properties, the surrounding neighborhood and the public health, welfare and safety. Moreover, granting an entitlement under these circumstances would not be "beneficial to the community, city or region." And it would certainly not be in "conformity with the public necessity, convenience, general welfare, and good zoning practice" to grant such permits based on a clear inconsistency with state law. Again, the state's regulations were adopted in order to protect life and limb during wildfire events after extensive consultation with fire professionals and community members. The statutory requirements of a 20-foot-wide roadway for the ingress and egress of fire fighters, emergency vehicles and those residents attempting to escape wildfires is necessary for the preservation of life and the safety of emergency personnel. The Project's failure to comply with the State Minimum Fire Safe

Regulations necessitates a conclusion that the Project will be detrimental to the public welfare and injurious to others adjacent to or in the vicinity of the subject property.

VII. The Applicant Has Obtained No Vested Rights

The applicant is not relieved from complying with these regulations on the basis that he has obtained a vested right to proceed with the construction notwithstanding the fact that the Project is out of compliance with the State Minimum Fire Safe Regulations. No such vested rights have been obtained. The seminal case of *Avco Community Developers, Inc. v. South Coast Regional Com.* (1976) 17 Cal.3d 785 established the standard for vested rights in California. In *Avco*, the court stated that “It has long been the rule that if a property owner has performed *substantial* work and incurred *substantial* liabilities in good faith reliance upon a permit *issued* by the government, he acquires a vested right to complete construction in accordance with the terms of the permit.” *Avco Community Developers, Inc. v. South Coast Regional Com.* (1976) 17 Cal.3d 785, 791. In other words, in order to obtain a vested right, a developer must have a validly issued permit coupled with substantial detrimental reliance. It is also worth noting that “soft costs” (such as legal fees, architectural drawings, application fees, etc.) incurred by a developer to obtain needed permits or in preparation of construction are not the basis for a vested rights claim. *Hermosa Beach Stop Oil Coalition v. City of Hermosa Beach* (2001) 86 Cal.App.4th 534. Moreover, an invalid permit vests no rights. *Pettit v. City of Fresno* (1973) 34 Cal.App.3d 813.

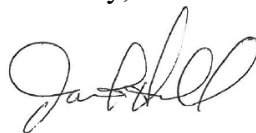
Here, no permits have been *issued* at all² – neither discretionary nor ministerial. Therefore, no vested rights have been obtained. In any event, vested rights may be impaired to protect public health and safety. *Davidson v. County of San Diego* (1996) 49 Cal. App. 4th 639.

VIII. Conclusion

The Project does not comply with the State Minimum Fire Safe Regulations because Runyon Canyon Road is less than 20 feet wide. This Project is subject to the regulations because it is located in a VHFHSZ and requires a “building permit for new construction not relating to an existing structure.” As a result of the Project’s inconsistency with these regulations, the Commission cannot make the required findings to grant the requested entitlements.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

² In any event, the building and grading permits were applied for on November 20, 2023 – well *after* the State Minimum Fire Safe Regulations went into effect.

Thursday, August 8, 2024

South Valley Area Planning Commission
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Dear Commissioners,

I am writing in support of the plans for the construction of the home located at 3330 Runyon Canyon Road in Runyon Canyon.

I spend a significant amount of time in the park hiking and feel as invested as anyone in the continued wellness of Runyon Canyon. I've planted trees over the years and installed trail markers one sees while hiking along the various routes.

I know the subject property and the owner and how respectfully and impeccably they have enhanced and maintained their land. The landscaping facing the fire road route is beautifully installed and cared for. His respect and love for the park is evident and undeniable.

Anyone who has actually experienced the park over the years knows there have been several instances when we have been inconvenienced by both natural and otherwise imposed restraints and limited access.

The park was closed entirely for many months when the fire road was repaired and re-paved, and again during COVID when it was deemed healthier to not allow citizens to be outdoors self-managing and monitoring their way through the canyon.

It is my understanding that every effort will be made by the property owner to manage the project as to affect hikers and nearby residents minimally while the plans have been altered to address the concerns of all.

Let's not forget that many (most? all?) of the nearby homes were built on land which others who came before would have preferred remain natural and untouched. This is a matter of enhancing an existing property to better serve the owner and affect park goers and others minimally; something that has no doubt occurred several times over if we were to review the neighboring properties of concerned citizens.

I stand in favor of the project moving forward.

Thank you,



Jeff Valenson
8645 Holloway Drive
West Hollywood, CA 90069



3003 Runyon Canyon Rd.

1 message

Upper Nichols Canyon Team <team@nicholscanyon.org>

Tue, Aug 6, 2024 at 4:15 PM

To: Katie Knudson <katie.knudson@lacity.org>, "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Dear Ms. Knudson,

I am writing to voice my opposition to the project proposed at [3003 Runyon Canyon Rd.](#)

Runyon Canyon is an urban wilderness with 2 million park visitors a year. This must be taken into account when looking at this proposed project.

There are many groups that have written amazing letters voicing their opposition and concerns. They have all said it more eloquently than I can.

With that said, I agree with the letters written from the Hillside Federation, MRCA, the Hollywood Hills West Neighborhood Council and from Attorney Jamie Hall.

Thank you,
Stacy Sillins

3 attachments



2024-08-05 Comment Letter Runyon.pdf

840K



3003 Runyon Canyon Rd to SVPC.pdf

205K



MRCA-3003RunyonCynRd_SVAPC_Ltr_8-5-2024_wattchmnts.pdf

1256K

Sheri L. Bonstelle
sbonstelle@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

August 7, 2024

BY EMAIL

South Valley Area Planning Commission
200 N. Spring Street
Los Angeles, CA 90012
Attn: April Hood, Commission Executive Assistant I
E-Mail: apcsouthvalley@lacity.org

Re: 3003 N. Runyon Canyon Road
APCSV-2015-4179-SPE-DRB-SPP-MSP-ZV-ZAD
Hearing Date: August 8, 2024

Dear President Barraza and Members of the South Valley Area Planning Commission:

Our office represents Manny Valencia and his family, (the “Owner”) the owners of the property at 3003 Runyon Canyon Road (the “Property”), and the applicant of the new single family home project (the “Project”). This letter briefly responds to public comments submitted to the South Valley APC and provided to us today in compliance with the APC’s submission policy.

First, as stated in the e-mail from LANCC CAC to the South Valley APC, dated August 5, 2024, the Central Hollywood NC circulated an inaccurate text notice that misstated that the Project has 7,000 sf patios (the covered patios were removed), misstated that there will be 24,000 cy of hauling off-site (the cut/fill is replaced on site with no haul route), misstated that the Planning Commission would hear the case (instead of the South Valley APC), and showed renderings of the larger home before it was significantly redesigned and reduced over the past 9 years before approval by the Mulholland DRB. (See Exhibit 1) The same notice was posted around Runyon Canyon Park (see Exhibits 2, 3) Based on this fake notice, it is understandable that a number of neighbors were confused about the timing and location of the hearing and Project design. The Project fully complied with the LAMC notice provisions, because the Owner provided the notice materials to BTC, and the City issued the notice of the South Valley APC hearing to the 500-foot radius, City agencies and NCs, and interested parties that previously requested notice at the 7 Mulholland DRB hearings or during the EIR review process. The Owner presented the Project to the Hollywood Hills NC numerous times, including presenting the reduced Project in 2022, where the NC did not vote to support the Project but appreciated the changes to address their concerns. There have been no changes to the Project since the Mulholland DRB approval in July 2022.

Second, the Headley/Handley house does qualify as an accessory living quarters (ALQ), which is defined as “An accessory building used solely as the temporary dwelling of guests

of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.” (LAMC § 12.03) The ALQ will be used by the Valencia Family and not rented out. If the City does not approve the variance for the second kitchen, the Owner will remove it in compliance with the ALQ definition. As previously stated, the Valencia Family intends to live in the new house, and has lived on the property for the past ten years without incident. It will not be a party house.

Third, the Project includes a Construction Monitoring Program (attached to the prior letter) that will ensure access by hikers from Mulholland Drive to Runyon Canyon Park at all times during construction. There will be no off-site hauling, all trucks will park on site, and all workers will be shuttled to the site. Runyon Canyon Road is a deemed approved private street used by multiple homes, and became park access after the City purchased part of the estate property.

Fourth, the Project will fully comply with all State fire regulations. As part of the EIR, the LAFD reviewed and approved the Fire Hydrant and Access Plan, and required a new fire hydrant near the driveway (FIR-PDF-1). Fire Protection was fully evaluated in the Draft EIR Section IV.1, and the Project has no project or cumulative impacts related to fire protection services. For building permitting, LADBS will require compliance with the LA Fire Code and Title 24 related to fire protection services.

Fifth, the EIR fully evaluated wildlife movement, including a memorandum analyzing Potential Impacts to Wildlife Movement, by Glenn Lukos, dated December 1, 2020,(App. J) and a Wildlife Movement Map (App. H). The study identified primarily deer on the property, and concluded that the primary wildlife corridor was located to the north of the site, and the steep slopes discourage wildlife from crossing the Property directly. The Project does not include any fencing that would block wildlife passage, and most of the 4.5 acres is open to wildlife.

Sixth, the Project requires grading in excess of that allowed by-right, because it is located beneath the hillside, but the grading will be replaced on site without a haul route. Construction on top of the ridge was opposed by the Mulholland DRB, because the house would be visible from Mulholland Drive, and construction at the bottom of the hill was rejected because the house would be visible from the trail. By locating the house beneath the ridge, the Mulholland DRB determined that the Project is the least visible and is organically integrated into the landscape, but does require approval for additional grading and an additional retaining wall. Finally, the Project fully evaluated the noise, light, air quality and alternatives, as set forth in the prior letter and the Final EIR. We request approval of the Project, as designed, by the South Valley APC.

Very truly yours,



SHERI L. BONSTELLE for
Jeffer Mangels Butler & Mitchell LLP

PHOTO EXHIBIT 1

11:42

CHNC Central Hollywood Neighb... 12h ... X

SAVE RUNYON CANYON!

This Park In Danger!



Stop this vanity mega-mansion in the middle of your Runyon Canyon Park!

Stop the Planning Commission from changing the rules for this project!

Do you want to change our urban wilderness forever?

Or share your walk with countless **concrete and construction trucks**?

Or step aside while **24,000 cubic yards of dirt** is hauled past you?

Or change the rules so **10-foot retaining walls** can cut off wildlife?

All for a mega-mansion with:

- 7,000 square feet of concrete patios
- a 3,000 square foot basement
- a 5,500 square foot new house
- a 29 ft. tall house spilling light

This is your park, not someone's private backyard.
Tell our city planners to follow the rules!

Email City Planner: Katie.Knudson@lacity.org, 213/482-7076

Notice of Public Hearing: August 8, 2024, 4:30 pm

South Valley Area Planning Commission

[/mail.google.com/mail/u/0/?ik=21421d7ba4&view=pt&search=all&permmsgid=msg-f:1506592371455232180&simpl=msg-f:1506592371455232180](mailto:jeffer.mangels@jmbm.com) 2/3

PHOTO EXHIBIT 2



PHOTO EXHIBIT 3

