

# Appendix B:

## NOP



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**April 3, 2018**

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2016-4180-EIR
<b>PROJECT NAME:</b>	3003 Runyon Canyon
<b>PROJECT APPLICANT:</b>	Manuel Valencia
<b>PROJECT ADDRESS:</b>	3003 Runyon Canyon Road, Los Angeles 90046
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	4 - Ryu
<b>PUBLIC COMMENT PERIOD:</b>	April 3, 2018 – May 3, 2018
<b>SCOPING MEETING:</b>	April 17, 2018, 5:00 p.m. - 7:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Runyon Canyon Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

#### **PROJECT LOCATION AND EXISTING ON-SITE USES:**

The irregular-shaped Project Site is located within the Runyon Canyon Park area of the City and is approximately 0.5 miles south of Mulholland Drive in the Hollywood Hills. The Project Site is west of US Highway 101 and the Hollywood Bowl. The total area of the Project Site is 197,435 square feet. The Project Site contains the existing single-family residence known as the Headley/Handley House. The Headley/Handley House was designated a Los Angeles Historic-Cultural Monument (HCM) #563 on July 14, 1992; therefore, the Headley/Handley House is a "historical resource" pursuant to CEQA and subject to the provisions of the City of Los Angeles Historic Preservation Ordinance.

(See attached Project Location Map).

**PROJECT DESCRIPTION:**

The Project proposes the construction of a multi-level, single-family residential structure along the western side of a ridge on the Project Site. The proposed building would include a basement, first floor area, and second floor area totaling roughly 11,284 square feet in size. There would also be an attached four-car garage. The existing historical structure would remain intact (i.e., the Headley/Handley House). As part of the Project, the owner is requesting that the existing structure be reclassified as a "guest house," with kitchen, but no physical changes would be made to that structure as part of the Project. The new primary residence would become the primary building on the Project Site. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Road.

**REQUESTED ACTIONS:**

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. Zone Variance (ZV) to allow a second kitchen (in existing historical residence) to remain;
4. Zoning Administrator Determination (ZAD) to allow three (3) retaining walls instead of two (2) retaining walls of up to ten (10) feet; and
5. Zoning Administrator Determination (ZAD) to allow 28,012 cubic yards of grading (14,008 c.y. of fill to be relocated on-site with no net export) so no haul route is required;
6. Certification of the Environmental Impact Report; and
7. Haul route approval (if required)

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR:

Aesthetics, Air Quality, Biological Resources, Cultural Resources; Geology and Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Public Services, Transportation/Traffic, Tribal Cultural Resources.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** April 17, 2018  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** Women’s Club of Hollywood  
1749 N La Brea Ave, Los Angeles, CA 90046

**Free parking is available at the Scoping Meeting location**

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the

“Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings”, and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Wednesday, May 3<sup>rd</sup>, 2018 no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Erin Strelch  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**E-mail:** [erin.strelch@lacity.org](mailto:erin.strelch@lacity.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

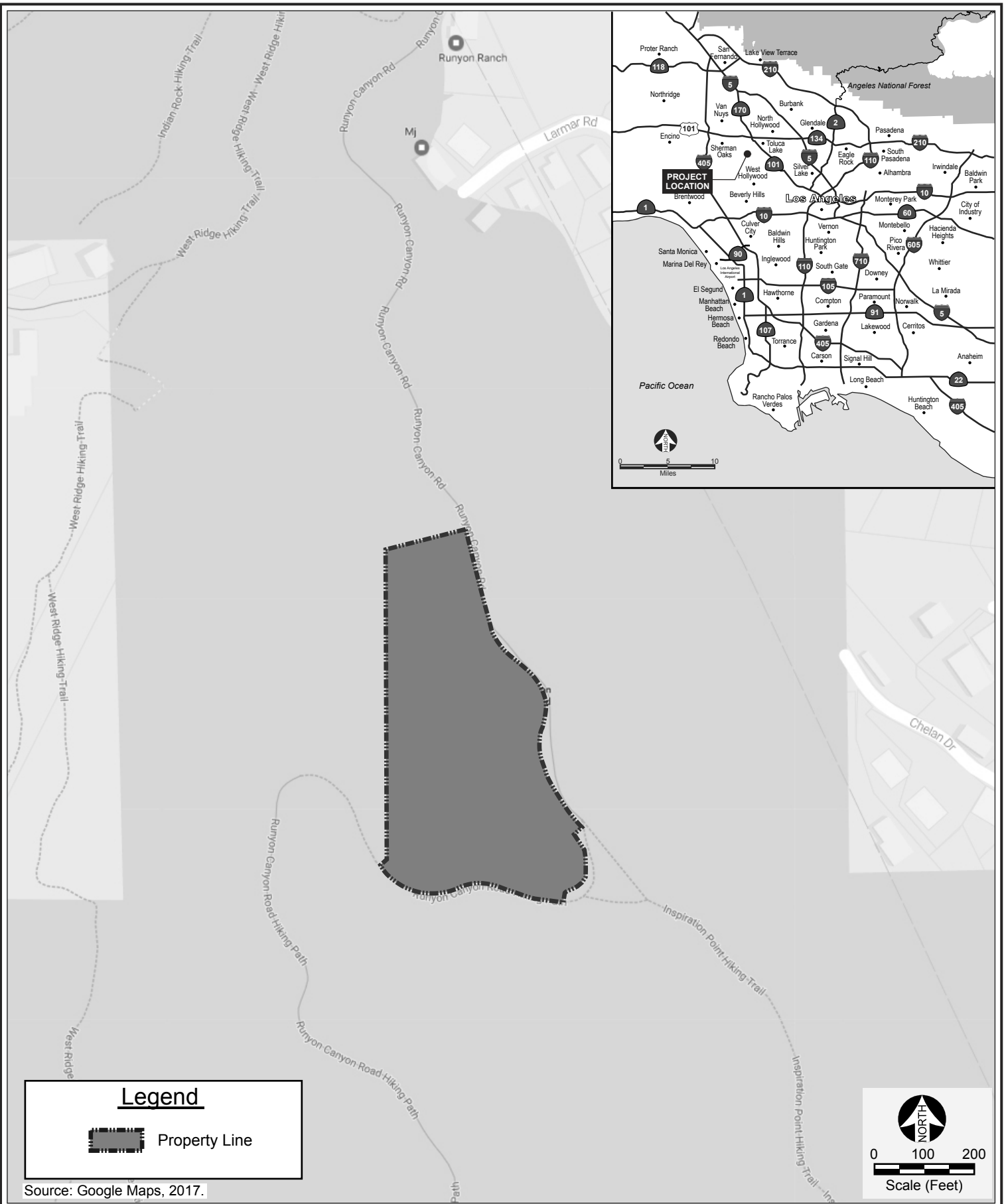
VINCENT P. BERTONI, AICP  
Director of Planning




Erin Strelch  
Major Projects Section  
Department of City Planning  
213-847-3626

**Attachments:**  
Regional/Vicinity Map  
Aerial Map  
Scoping Meeting Location Map  
Proposed Site Plan  
Proposed West Elevation

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



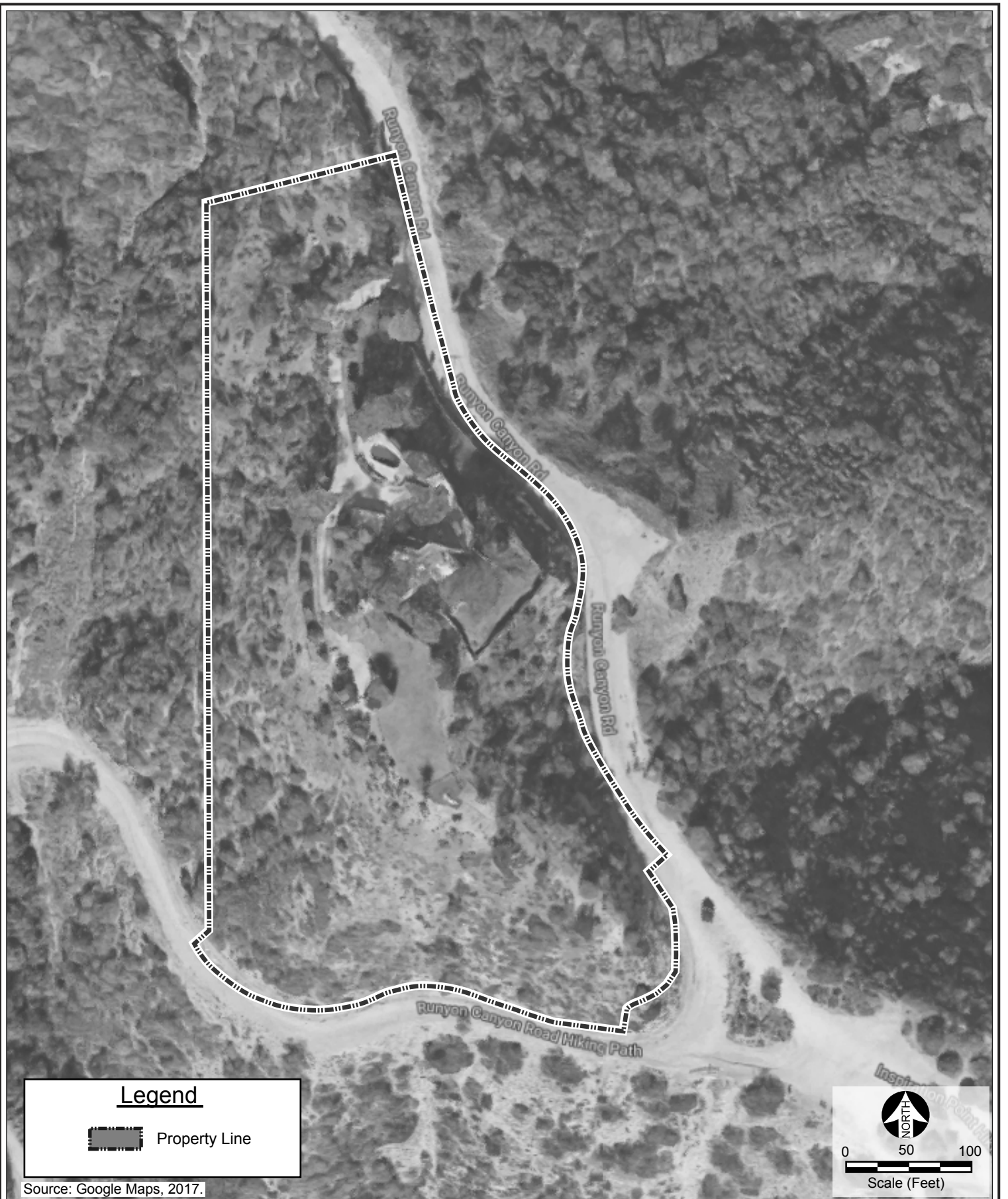
**Legend**

 Property Line

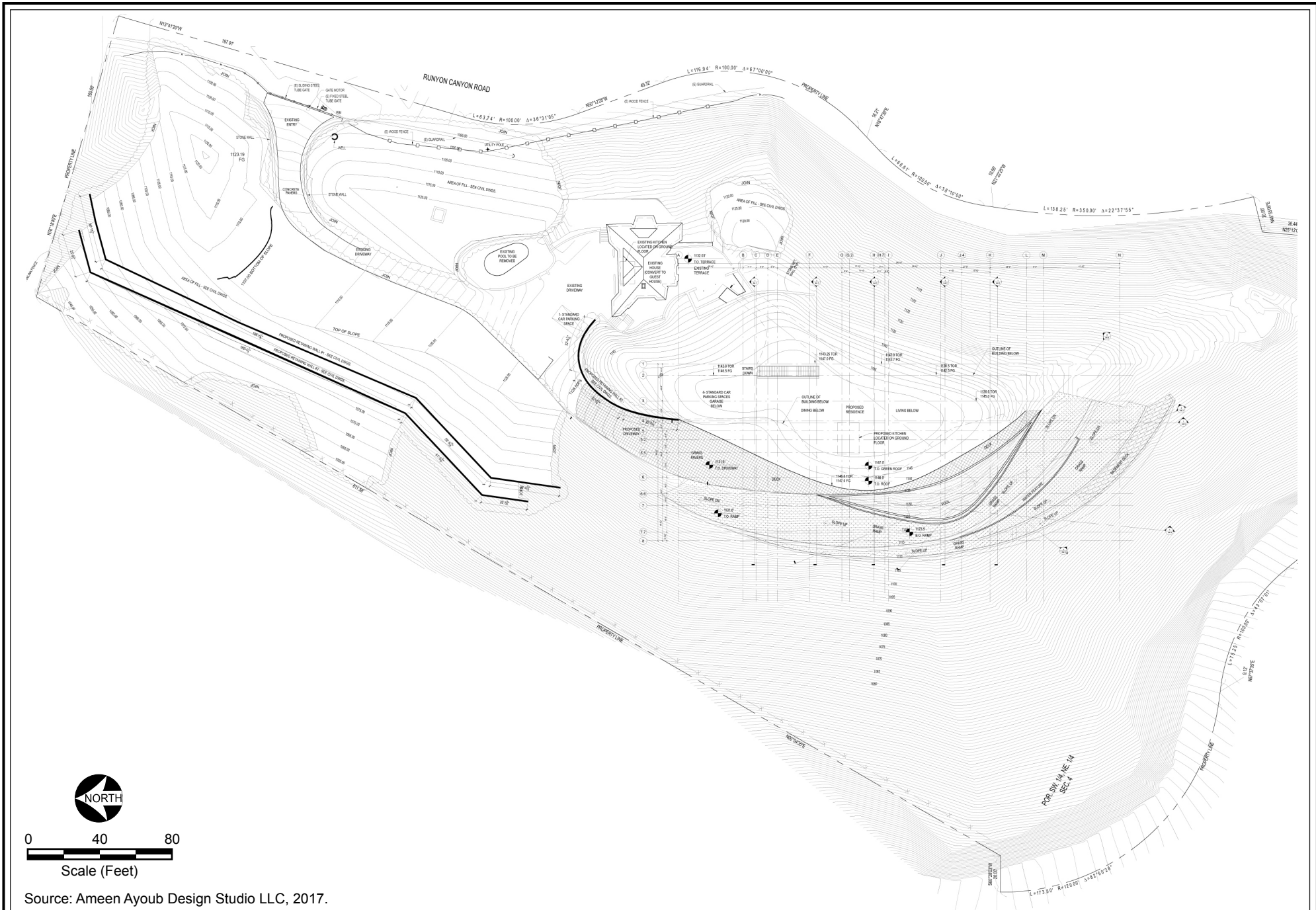
Source: Google Maps, 2017.

Figure 1  
Vicinity Map





Source: Google Maps, 2017.



0 40 80  
Scale (Feet)

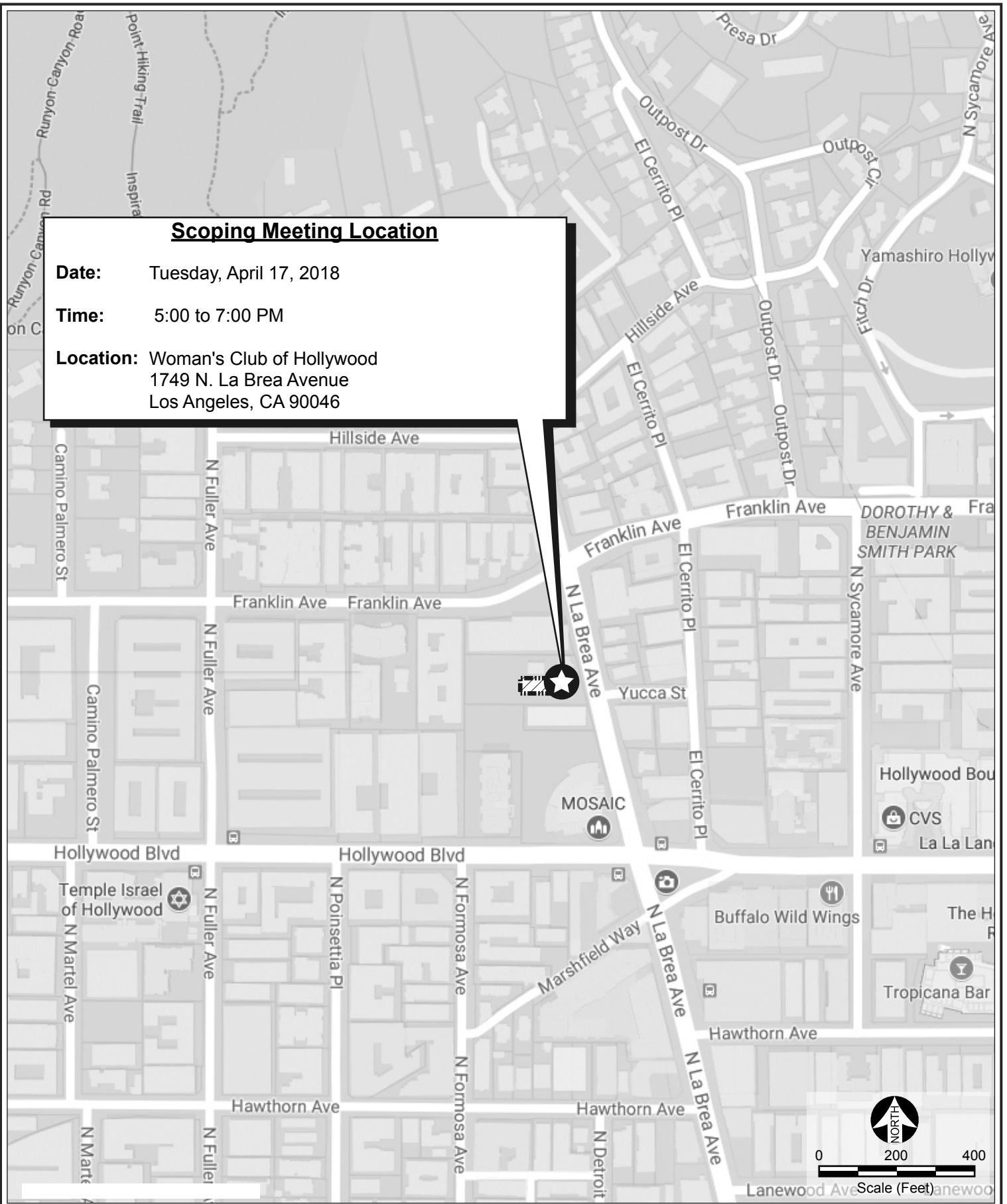
Source: Ameen Ayoub Design Studio LLC, 2017.

Figure 3  
Proposed Site Plan



WEST ELEVATION





**Scoping Meeting Location**

**Date:** Tuesday, April 17, 2018

**Time:** 5:00 to 7:00 PM

**Location:** Woman's Club of Hollywood  
 1749 N. La Brea Avenue  
 Los Angeles, CA 90046

Figure 5  
 Scoping Meeting Location Map

Source: Source: Google Maps, 2015.