

Appendix I:
Approved Private Street

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LES HAMASAKI
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SHELLY S. SUZUKI
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(213) 485-5071



RICHARD J. RIORDAN
MAYOR

CITY PLANNING
ROOM 361, CITY HALL
200 N. SPRING ST.
LOS ANGELES, CA 90012-4801

CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 237-1986

MELANIE S. FALLON
DEPUTY DIRECTOR

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 237-1818

FAX (213) 237-0552

October 13, 1993

Larry G. Gray, Vice President
Spindler Engineering
16823 Saticoy Street
Van Nuys, CA 91406

Dear Mr. Gray:

RE: APPROVAL OF DEEMED APPROVED PRIVATE STREET

In response to your letter of September 16, 1993 staff have reviewed the documents that you submitted relative to property located at 3003 Runyon Canyon Road (Private). Your contention is that this property qualifies as a deemed approved Private Street within the meaning of Section 18.00C of the Los Angeles Municipal Code.

At a meeting in my office attended by yourself and Gary Ward, the property owner, it appeared evident from the documents provided that the site has the status of a deemed approved private street and procedures require that the Advisory Agency make the determination as to the deemed approved status of the subject property.

Section 18.00C of the Municipal Code states that "When a developed residential lot or building site has its access driveway located within a private road easement and the dwelling and access driveway existed prior to September 6, 1961, said private road easement shall be deemed to have been approved in accordance with the provisions of this article and may be continued. Further, on such a lot or building site, additions and alterations may be erected on said lot if no additional dwelling units or guest rooms are created."

You have provided the following:

1. A grant deed for property located at 3003 Runyon Canyon Road with a legal description including an easement for road purposes, with said easement having been recorded on March 16, 1945.
2. Further substantiation of the easement showing its having been recorded and included in the above mentioned grant deed recorded on March 16, 1945.
3. Recorded grant deed 91-1788491 containing a legal description matching that of grant deed dated March 16, 1945.

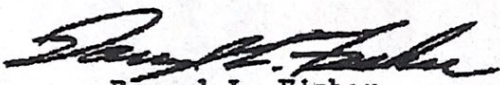
4. Building and other permits for property located at 3003 Runyon Canyon Road bearing a legal description which is the same as that which is shown in the above recorded documents and indicating the existence of a single family residence on or before 1949.

Taken in the aggregate, the documents provided are sufficient to conclude that:

- a. A dwelling existed on the subject site according to both City and County records prior to 1961;
- b. The access easement to the site was also of record prior to 1961;
- ⊗ c. Therefore, requirements for a deemed approved private street have been established and additions or alterations may be made to the dwelling on this site. Further, a new dwelling may be constructed on the site but the Certificate of Occupancy may not be issued before the existing dwelling is converted to an accessory structure through removal of the kitchen.

Very truly yours

CON HOWE
Advisory Agency


Darryl L. Fisher
Deputy Advisory Agency

DLF:mjd