

Appendix A:  
Compiled Comment Letters

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7 – Office of Regional Planning  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 897-0475  
FAX (213) 897-1337  
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www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

August 27, 2019

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

RE: 3003 Runyon Canyon – Draft Environmental  
Impact Report (DEIR)  
SCH # 2018041016  
GTS # 07-LA-2018-02783  
Vic. LA-101/PM: 8.784

Dear Ms. Erin Strellich:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced DEIR. The proposed project would involve the construction of a multi-level, single-family residential structure, totaling 11,284 square feet, along the western side of a modified prominent ridge within the Runyon Canyon Park area of the City of Los Angeles. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest State facility to the proposed project is the US-101. From reviewing the DEIR, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.

However, please submit the Construction Traffic Management Plan detailing any delays on state facilities from construction trips for Caltrans' review. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We support the decision to limit large size truck trips to off-peak commute periods.

As a reminder, storm water run-off is a sensitive issue for Los Angeles county. Please be mindful that the project needs to be designed to discharge clean run-off water.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at [Emily.Gibson@dot.ca.gov](mailto:Emily.Gibson@dot.ca.gov), and refer to GTS # 07-LA-2018-02783.

Sincerely,

A handwritten signature in blue ink, appearing to read "Miya E.", written over a light blue circular stamp.

MIYA EDMONSON  
IGR/CEQA Branch Chief  
cc: Scott Morgan, State Clearinghouse

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CITY OF LOS ANGELES

**SEP 05 2019**

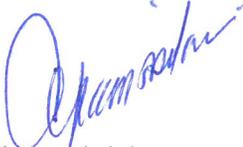
MAJOR PROJECTS  
UNIT

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** September 5, 2019

**TO:** Vincent P. Bertoni, Director of Planning  
Department of City Planning

**Attn:** Erin Strellich, City Planner  
Department of City Planning

**FROM:** *For* Ali Poosti, Division Manager   
Wastewater Engineering Services Division  
LA Sanitation and Environment

**SUBJECT: 3003 RUNYON CANYON - NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT**

This is in response to your August 22, 2019 Notice of Completion and Availability of Draft Environmental Impact Report for the proposed residential project located at 3003 Runyon Canyon, Los Angeles, CA 90046. LA Sanitation, Wastewater Engineering Services Division has received and logged the notification. Upon review, it has been determined the project is in the final stages of the California Environmental Quality Act review process and requires no additional hydraulic analysis. Please notify our office in the instance that additional environmental review is necessary for this project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at [chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org)

AP/CD: sa

c: Kosta Kaporis, LASAN  
Cyrous Gilani, LASAN  
Christopher DeMonbrun, LASAN

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CITY OF LOS ANGELES

**SEP 16 2019**

**MAJOR PROJECTS  
UNIT**

**SANTA MONICA MOUNTAINS CONSERVANCY**

LOS ANGELES RIVER CENTER & GARDENS  
570 WEST AVENUE TWENTY-SIX, SUITE 100  
LOS ANGELES, CALIFORNIA 90065  
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September 23, 2019

Ms. Erin Strelch  
Major Projects Section  
Department of City Planning  
City of Los Angeles  
221 North Figueroa Street, Suite 1350  
Los Angeles, California 90012

**ENV-2016-4180-EIR, SCH NO. 2018041016, 3003 Runyon Canyon Project**

Dear Ms. Strelch:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the Draft Environmental Impact Report (DEIR) for the proposed 3003 Runyon Canyon Project located on a prominent ridgeline half a mile interior to Runyon Canyon Park. The Conservancy is the principal State planning agency in the Santa Monica Mountains Zone.

Runyon Canyon Park is a significant and heavily used open space recreation area in the City of Los Angeles and the Santa Monica Mountains National Recreation Area. The current applicant has acquired property and elected to seek entitlements on a property surrounded with regionally significant public resources and values and located within the Mulholland Scenic Parkway. The City should not grant a single discretionary action unless the proposed project meets every test of minimizing harm to public resources and maximizing the full retention of such values.

Runyon Canyon Park combined with the Mountains Recreation and Conservation Authority's Trebek Open Space is the most easterly core habitat block in the Santa Monica Mountains west of the Cahuenga Pass. The DEIR is deficient for not addressing the importance of this core habitat block to the sustainability of medium and large-sized mammals in the range both between the 101 and 405 freeways but also east of the 101 freeway in Griffith Park and subsequently within the Los Angeles River and the North East Los Angeles hilltop areas.

The DEIR is further deficient for not addressing the Conservancy's adopted *Eastern Santa Monica Mountains Habitat Linkage Planning Map*. The attached figures show how Runyon Canyon Park, the Trebek Open Space, and private open space combine to form 353-acre Habitat Block No. 42 on that planning map. Since the map was adopted in 2017 our staff has determined through field verification that there are now no known viable large mammal movement routes from the Cahuenga Pass (Habitat Block No. 38) westward along the north

Ms. Erin Strellich  
City of Los Angeles  
3003 Runyon Canyon Project - ENV-2016-4180-EIR  
September 23, 2019  
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slope of the range until reaching Habitat Block 35 that is anchored by the MRCA's Oakshire Open Space area. That means that the only adequate travel route for medium and large mammals to reach Habitat Block 38 and the Mulholland Drive bridge over the 101 freeway is through the northeastern one third of Runyon Canyon Park where the proposed project would be located. The habitat linkage/wildlife corridor analysis in the DEIR is totally inadequate because it does not address how in particular the northern portion of Runyon Canyon is critical to maintain adequate habitat connectivity to the Mulholland Drive -101 freeway overpass and on to the Griffith Park core habitat area.

Runyon Canyon Park is unique because it combines multiple trails, interesting terrain, and native vegetation communities proximate to the densely populated Hollywood area. The DEIR tries hard to downplay the permanent significant adverse visual and biological impacts of a three-story 13,306-foot-development area, with a 3-acre permanent brush clearance zone (partly on parkland), parallel 305-foot-long ten-foot-high retaining walls, and a special one-acre fill site to stash a minimum of 14,000 cubic yards of mountainside cut.

The project description is deficient because it does not address this approximately one-acre fill area and its relationship to the proposed 14,000 cy of cut material. It is further deficient because it does not include the proposed private onsite wastewater treatment system, any improvements to North Runyon Road, and either the temporary or permanent impacts of trenching to provide utilities to the project site.

### **Project Alternatives**

Because of the ecological, recreational, and visual public values of Runyon Canyon Park, the City's and the public's interest must be aggressively employed in the shaping of any development on the subject inholding parcel to absolutely assure the maximization and retention of every aspect of these public values. None of DEIR alternative projects comes even close to retaining these public values. None of DEIR alternative projects shows any creative attempt to place an additional residence on the site without it sticking out like a sore thumb. The DEIR range of alternatives is thus deficient to provide decision makers with an adequate range of options to reduce and minimize impacts to the values of this public resource.

The Alternatives section of the DEIR thus analyzes only two feasible project alternatives with regard to reduced project size (Alternative B), and alternate project placement (Alternative C). Even a cursory look at the topography of the subject property makes it clear that many other additional feasible project alternatives are possible. The limited scope of the Alternatives considered in the DEIR constitutes deficient analysis under CEQA.

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The proposed project and the DEIR's proclaimed Environmentally Superior Alternative (Alternative B - Reduced Project) both require an exception to the Mulholland Specific Plan to build/grade with 50 feet of a prominent ridgeline. For the City to grant such an exception it should demand nothing less than a smaller-scale project that makes all efforts to minimize visual and biological impacts to public resources and values. Alternative B is a disingenuous feign of an attempt to provide decision makers with the appearance of a less damaging project. The 30 percent size reduction only applies to the 8,990 sf house and does not address reductions to the proposed 6,454 sf of covered patio area, 2,475 sf of mechanical/electrical area, and 5,207 sf of basement. Nor does it address the approximately one-acre fill slope and its parallel 300-foot-long and ten-foot-tall retaining walls.

The DEIR states that the project applicant currently lives in the existing onsite 2,018 sf house. The DEIR shows a nice functional pool and thousands of square feet of level landscaped attached grounds with million dollar city views. The applicant clearly receives substantial economic benefit and residency from the property. The applicant has rights for a second habitable structure but the size, views, location, and orientation of such a structure are not unconditionally determined by-right by the applicant.

In its correspondence to the City, the Conservancy has repeatedly emphasized that any new habitable structures must be moved much closer to the existing house to adequately reduce impacts. Potential new house locations closer to the existing house means northward away from nose of the prominent ridge. All impacts are significantly reduced by such re-siting. The existing house is 24 feet tall. A new, 2,500 sf, single-story, 18-foot-tall house could be carefully sited on the flat pads on the ridgeline within approximately 40 feet of the existing house. The pool area, driveway, and thousands of square feet of landscaping could be maintained in their current juxtaposition. There could potentially be a 2,000 sf basement below the new house. Views of the house from public viewing areas could be reduced placing earthen berms in key areas. The public and all immediate neighbors would be getting a far better deal out granting a Specific Plan exception with a house designed within these parameters.

The key issue is that the City has the full authority to limit the project to such a well-sited, approximately 2,500 sf house. There is no legal basis to successfully challenge the City's desire to reduce impacts to a crown jewel park in an era of population growth and increasing usage pressure on existing parkland. There are a myriad other new house footprints that would achieve the same level of impact reduction and meet all of the qualifications of not substantially disrupting the values of the existing historic residence. All such footprints would thoroughly fulfill all four of the DEIR Project Objectives.

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To begin, the City should not certify the DEIR for reasons stated in this letter and the remainder of the public record. The City should not consider any project that requires a Zoning Administrator Determination for retaining wall variances. Any project on the site should work with the existing topography. Retaining walls are indicative of not working with the topography. There is great hypocrisy in the DEIR conclusions that mass grading in every compass direction of the existing historic residence will maintain its required minimum historic characteristics.

### **Compatibility with Mulholland Specific Plan**

A second house appears to be approvable on subject ridgeline without a Specific Plan exception if the required grading volume is less than 1,000 cubic yards. The Specific Plan allows the Planning Director to approve up to 1,000 cubic yards of grading on a prominent ridge if five findings can be made. Those findings are easily made for the 2,500 sf re-sited second house alternative projects addressed above. The DEIR shall remain deficient until it includes at least two such alternatives.

The unsubstantiated DEIR analysis of how the project meets the Specific Plan requirements for visual character is deficient because the analysis only addresses a fraction of the park area and scenic resources.

The DEIR shall remain deficient until analyzes the findings by the Planning Director that are necessary per the Specific Plan to develop within 200 feet of parkland.

### **Additional Biological Impact**

Because the DEIR did not address the importance of Runyon Canyon Park as part of a habitat block in the larger connected Eastern Santa Monica Mountains ecosystem or the role that the northeastern corner of the park plays in facilitating wildlife movement to the Mulholland Drive - 101 freeway overpass, it shall remain deficient.

As proposed the project has no protections against wildlife blocking or ugly fencing or further development expansion. The DEIR has no measurable or enforceable standards or locations for indoor or outdoor lighting. In addition the DEIR is deficient for not addressing that the City does not have, nor has ever demonstrated the capacity to have, adequate enforcement for lighting or landscaping conditions in the Mulholland Specific Plan area.

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Both the 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 limitations in either the day or nighttime. An area that is now quite dark would experience substantial irreversible change in regard to all night illumination. The DEIR fails to quantify this additional light and its potential deleterious impacts on wildlife from insects to mammals to birds. Reptiles lie on hot roads at night during the summer too.

These light impacts are exacerbated because they would be in the northeastern corner of the park which is the only adequate movement corridor out of the park eastward towards Cahuenga Pass. As proposed the project and all of its development DEIR alternatives would result in unavoidable significant adverse impacts to the sustainability of many species in the eastern Santa Monica Mountains ecosystem. The DEIR conclusion that the project would not result in such significant impacts just because wildlife movement is not blocked and because there are no special status species is flawed and fails to consider evidence provided in the Conservancy's Notice of Preparation comments.

The DEIR is further deficient because it does not address potential implications of permanent habitat conversion for fuel modification on public land. Annual fuel modification zones (particularly on the drier south face of the range) inevitably lead to a habitat type conversion that favors non-native annual weeds. Those directly impacted zones can then adversely affect proximate areas thus increasing the impact footprint. In essence the proposed project would permanently degrade approximately two acres of existing public chaparral habitat. The conversion of two acres of habitat in the sensitive eastern Santa Monica Mountains ecosystem is a significant impact. That impact must be avoided in this case by siting the project to result in no additional fuel modification on public land and to maximize the overlap of any newly required fuel modification perimeter with the existing fuel modification zone of the existing onsite house.

The DEIR is further deficient for not addressing the footprint expansion of the park's Argentine ant population with the extension irrigation that would be necessary to both establish and maintain vegetation on the proposed new two acres of manufactured slopes adjacent to parkland. If such slopes are not irrigated the vegetation cover would be insufficient to prevent high levels of erosion into public parkland.

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### **Addition Visual Impact**

The DEIR is further deficient for totally failing to address visual impacts from the West Ridge Hiking Trail in the park. Over a quarter-mile of continuous trail at a substantially higher elevation looks directly down on the proposed development area. That view is directly onto the west side of the development area where the proposed house is sited. The DEIR fails to address that public agencies just invested over \$7 million to buy the land that holds this section of existing public trail. That trail includes destination points that are scenic vistas. The DEIR does not adequately analyze potential impacts to these scenic vistas.

The proposed project places over 13,000 square feet of development and two acres of fill slopes on prominent terrain that is flanked by heavily-used public trails. The dry south facing chaparral slopes do not exhibit much green or dark color in the summer and fall months. Irrigated grass and succulent roofs and glass windows provide imagery in direct contrast to the existing dry season landscape. In addition the project would be surrounded by a distinct band of cleared chaparral (2.88 acres) for fire protection. In no way can such a project be aesthetically integrated into the park viewshed. The degree of contrast is too great. The project would thus substantially degrade the existing visual character and quality of public views of the site and its surroundings. Why would the City even contemplate such visual degradation when so many less damaging feasible alternatives have been described in this letter?

The DEIR fails to address the fact that the shown fuel modification perimeter extends eastward beyond North Runyon Road. The fuel modification area is a permanent change in visual appearance that is recognizable from distance most times of year and increasingly so due to global warming effects. The DEIR visual impact analysis must explore if that east facing fuel modification zone is visible from public locations in the Mulholland Scenic Corridor.

Although the park is closed at night, it is a public resource, and by permission, researchers and groups can take night and full moon hikes in the park. Both the 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. An area that is now quite dark would experience substantial irreversible change in regard to all night illumination and thus result in substantial dark sky impacts and nighttime enjoyment of the park. For the above reasons

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both the proposed project and all of its development alternatives would result in unavoidable significant adverse visual impacts.

### **Miscellaneous DEIR Deficiencies**

The DEIR fails to adequately explain how the project disturbance footprint could change between the two scenarios of retaining 14,000 cy of cut on site or exporting it offsite. For example do the parallel 305-foot-long retaining walls remain in the dirt export scenario?

The applicant has cut an extensive network of trails on slopes exceeding 35 percent with some leading directly to parkland. The DEIR must address if these trail would remain with any approved project and if their impacts should be considered cumulatively in the DEIR.

North Runyon Road is a not a public street. How does the proposed project avoid the City requirement that new development must be on parcels that abut a Public street? The existing road is a paved fire road that is closed to public motor vehicle access per the DEIR.

To ensure that North Runyon Canyon Road is never lit, the DEIR must include a mitigation measure that prohibits lighting of the road to benefit the proposed project property.

The DEIR is flawed in its analysis of public services. The proposed project site is surrounded by at least 650 feet of downslope chaparral on every side and is at least one half mile from any non-wildland terrain. It is doubtful if Runyon Canyon was on fire that a City fire truck would enter the park to protect the subject houses.

The DEIR is deficient because it bases multiple impact analysis on the premise that just one couple (the existing couple) will permanently occupy both houses. The DEIR analysis on traffic in regards to biological, visual, and recreation impacts does not address the probable scenario that the house will host parties and larger families in the near term. Thus all of the mitigation measures that address these issues are flawed because the traffic and visitor volumes cannot be controlled or enforced by the lead agency. Some such limits must be established to make impact analysis conclusions.

Another example of an unenforceable mitigation measure is the proposed green roofs covered with grass and succulents. Those roofs are key visual mitigation measures in the DEIR. However the City cannot enforce the maintenance and appearance of those green roofs. A derelict owner or mandatory water use cutbacks could result in brown roofs with shedding plant materials thus exposing underlying metal. The project must be designed to not be visually intrusive by re-siting it and cutting the house size by 75 percent.

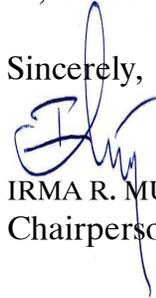
Ms. Erin Strelch  
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The DEIR is further flawed because it provides no detail about the proposed onsite wastewater treatment plant. Has the site perked?

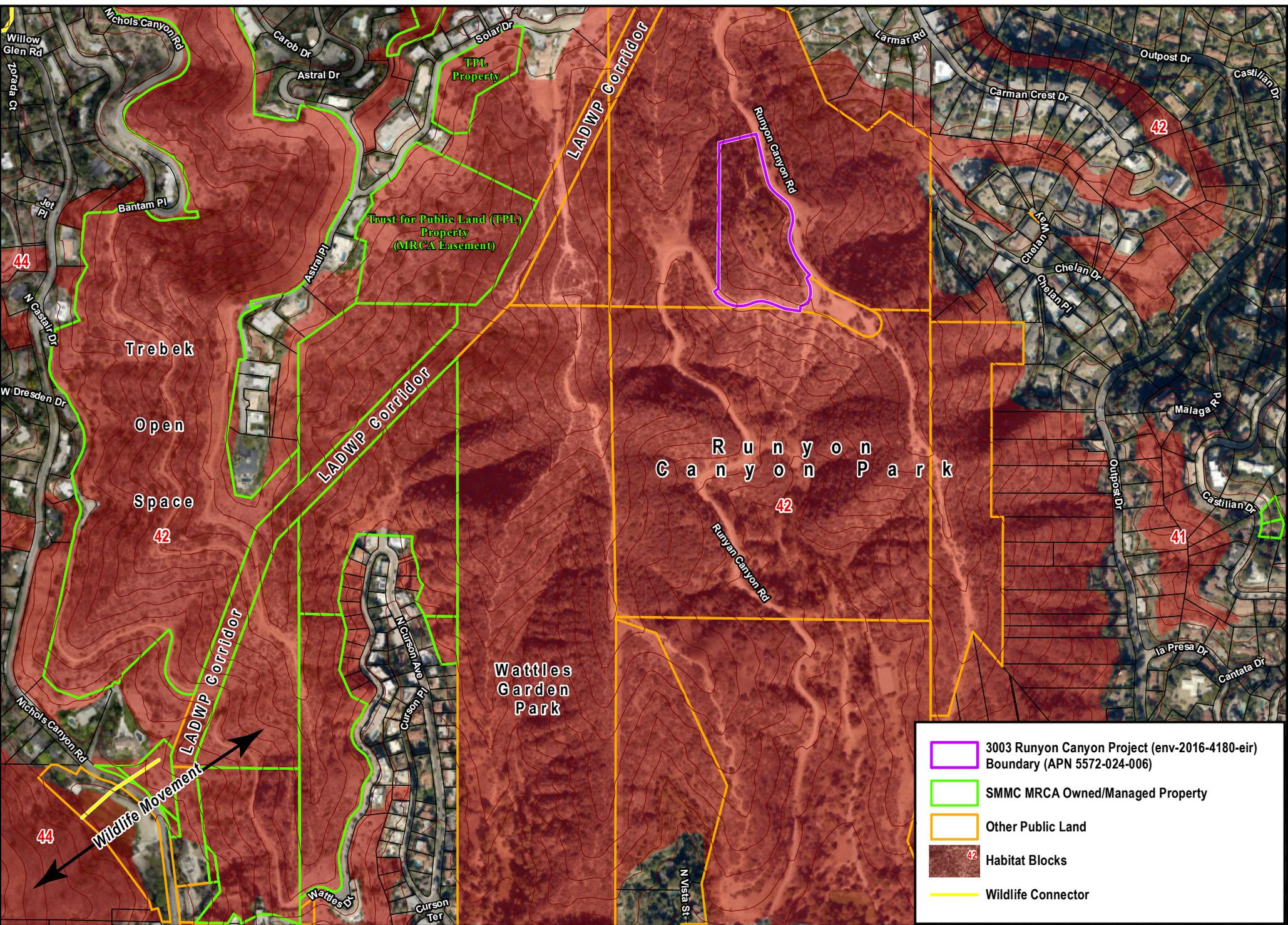
The DEIR is further flawed because there is no analysis of how the project's drainage and runoff will be handled when it hits parkland. Will the City require V-ditches on the approximately one-acre fill slope? Will the City require energy dissipaters where onsite drainage contacts parkland? There are multiple potential biological, geological, recreational, and visual impacts that could result from the handling of onsite runoff. This is a major and fatal omission in the DEIR.

Further correspondence and notice regarding this project should be sent to the attention of Paul Edelman, Deputy Director of Natural Resources and Planning, at King Gillette Ranch, 26800 Mulholland Highway, Calabasas, California 91302.

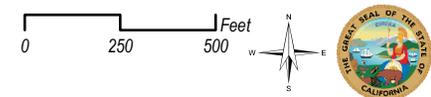
Sincerely,



IRMA R. MUÑOZ  
Chairperson



Agenda Item 10(b)  
 SMMC  
 9/23/19



P.O. Box 27404  
Los Angeles, CA 90027  
[www.hillsidefederation.org](http://www.hillsidefederation.org)



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Ms. Erin Strelch  
Major Projects Section  
Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

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

September 23, 2019

Re: **ENV-2016-4180-EIR, SCH 2018041016**  
**3003 Runyon Canyon Road**

Dear Ms. Strelch,

The Federation of Hillside and Canyon Associations (“Federation”) founded in 1952 represents 42 resident and homeowner associations spanning the Santa Monica Mountains. The mission of the Federation is to promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles. At its September 17 meeting the Federation voted unanimously to oppose the proposed project at 3003 Runyon Canyon Road. The project is compliant with neither the Mulholland Scenic Parkway Specific Plan nor with the Baseline Hillside Ordinance.

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

In addition, the location and proposed size of the project requires 14,000 cubic yards of grading and the creation of three retaining walls. These proposed project features require a second Specific Plan Exception as well as a retaining wall variance. It is apparent that little, if any, attention has been paid to designing a project that conforms to the natural topography of the land, which is required by the Specific Plan. (Specific Plan, section 6.C pp. 14-15.) The very purpose of the Specific Plan is to “minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains” and to “preserve the natural topographic variation within the Inner and Outer Corridors of the Specific Plan area. (Specific Plan, section 2, p. 3 [emphasis added].)

CHAIRS EMERITI  
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CHAIRS IN MEMORIAM  
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Polly Ward

In determining the project's square footage, the applicant claims the square footage of the basement doesn't count. Project drawings clearly show, however, that the 5,207 square foot "basement" includes a long line of floor-to-ceiling glass, open to daylight. The applicant explained that the basement will contain a theater, gym, and a bedroom, obviously all habitable space. Including all that habitable space makes this a three-story project with an actual square footage of 13,306 square feet, much larger than is disclosed in the project description. CEQA requires an accurate project description. ([stopthemillenniumhollywood.com](http://stopthemillenniumhollywood.com) v. City of Los Angeles. (2019) 39 Cal.App.5th 1, 16) The additional mechanical/electrical space at 2,375 sq. ft. is larger than many homes.

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

The DEIR does not adequately address the impact of the project on hikers. The only project access is via a paved fire road/trail in the 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 more traffic permanently on the shared road which will make the trail more dangerous for hikers. How will the applicant assure that hikers will still have safe access to their Park? Further, the City requires that new developments be on parcels that abut a public street. Runyon Canyon Road is a *fire road*, closed to motor vehicles, and not a public street. The DEIR fails to adequately address the conflict.

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

The DEIR did not fully analyze the air quality during the multi-year construction. The grading of 14,000 cubic yards of dirt will raise huge amount of particulate matter. This will have a detrimental effect on the health of the average of 5,000 hikers a day on the west trail and the east trail. Since both trails are steep hikers are not casually walking along, but breathing heavily and inhaling a lot of particulate matter. Additionally, the noise of the heavy equipment will disturb hikers' peaceful enjoyment of the park.

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

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

What will be the impact on the Headley-Handley House, City of Los Angeles Historic-Cultural Monument #563? The applicant described removing the kitchen. Why? The plan is to designate the Lloyd Wright-designed residence an Accessory Dwelling Unit to enable the applicant to build his much larger residence on the property. Removal of the kitchen would diminish the historic and cultural value of the Headley/Handley House.

The basic issue here is the problem of having a private residence in the middle of a City Park. There is already one residence there—the problem should not be compounded by building a second residence. The DEIR Historic Report describes a 1964 attempt by then-property owner Hartford to give his Runyon Canyon property to the City for use as a park. The city rejected his offer and had to purchase the property

twenty years later to create Runyon Canyon Park. The City could have purchased the remaining property when Handley died in 1990; again the City declined to do so. That was a lost opportunity.

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

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

Sincerely,

A handwritten signature in black ink that reads "Charley Mims". The signature is written in a cursive, flowing style.

Charley Mims

cc: Councilmember David Ryu

# Upper Nichols Canyon

Neighborhood  
Association

October 2, 2019

Ms. Erin Strellich  
Major Projects Section  
Department of City Planning  
City of Los Angeles  
221 North Figueroa Street, Suite 1350  
Los Angeles, California 90012

ENV-2016-4180-EIR, SCH NO. 2018041016, 3003 Runyon Canyon Project

Dear Ms. Strellich:

The Upper Nichols Canyon Neighborhood Association (UNCNA) covers 650 residents in the area abutting Runyon Canyon on the east. We strenuously oppose the proposed 3003 Runyon Canyon Road project located in Runyon Canyon Park as described in the DEIR report. Runyon Canyon Park is one of our treasured urban parks in Los Angeles, conservatively used by over 2 million people a year. As a neighbor of this Park, our association takes our stewardship very seriously. This project does not belong in the Park. We strongly support the letters of opposition from the Santa Monica Mountains Conservancy, the Hillside Federation, and the Hollywood Hills West Neighborhood Council.

First, it is clear that the DEIR fails to address the magnitude of this project. Initially listed at 8,099 sq. ft., embedded in the DEIR are additional square foot figures (and two infinity pools) that drastically increase the total area so it does not comply with Mulholland Specific Plan's Guideline 50 and Guideline 2 and the previous recommendation from the MDRB to a more appropriate size. The bulk of this 4.5 acreage is listed as 20-50% slope, and the percentages should be recalculated to match the buildable area.

The request for a change in the Historical Designation of the existing Headley/Handley house is another arrogant snub to architectural values and should be denied. This is not an "Accessory Living Quarters" building. This is a federally historic-registered property. It doesn't matter if Lloyd Wright oversaw the carport or not, the carport structure should not be demolished and according to the standards requirements, "New work ...will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the project site and its environment." The owner purchased this property with the transparency of owning a Lloyd Wright historical property and this designation must not change.

In the Initial Study, (April 2018), of this project, it is unclear how 14 out of 19 environmental factors that were checked containing a "Potentially Significant Impact" designation, have been demoted to "Less Than Significant". The park hasn't changed since April 2018; in fact, the numbers of park visitors have increased, and it is surprising that every category in the current DEIR has magically changed to a different designation.

Upper Nichols Canyon Neighborhood Association strongly opposes the project at 3003 Runyon Canyon Road. Runyon Canyon Park can't sustain a project of this magnitude and it would irrevocably change this unique urban wilderness park. It is up to all of us to protect it for the rich wildlife it sustains and for current and future generations of Angelenos who not only use it recreationally but who seek to preserve the little remaining open space in the Hollywood Hills.

Sincerely,

Upper Nichols Canyon Neighborhood Association Leadership Team  
Susan Mullins, Stacy Sillins, Joan Cashel, Amy Dantzler,  
Lauren McAuliffe, Paul Golding and John Tanner

RECEIVED  
CITY OF LOS ANGELES

OCT 03 2019

MAJOR PROJECTS  
UNIT



September 19, 2019

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

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

Dear Ms. Strelch:

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

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

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

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

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

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

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

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

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

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

"The Project proposes the construction of a multi-level, single family residential structure along the western side of a modified prominent ridge on the Project Site. The proposed building would include a basement, first floor and second floor area tallying 8099 square feet in size not including the basement, which is excluded by the Department of Building and Safety. There would also be an attached four car garage. The existing historical structure would remain intact, and is located on the opposing eastern side of the modified prominent ridge. As part of the Project, the owner is requesting that the existing structure be reclassified as Accessory Dwelling Quarters. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Drive.

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

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

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

HHWNC believes that:

(i) the City should not grant the applicant's request to treat the existing Headley/Handley House, which is Los Angeles' cultural historic monument #563, as "Accessory Living Quarters" in order to permit the construction of a second house on the site.

(ii) the City should not approve the grading being proposed with this proposed project. The proposed grading involves too much grading to the site, which is a designated prominent ridge under the Mulholland Specific Plan.

(iii) the City should not approve the applicant's request to build a third retaining wall on the site, which would be needed to hold back much of the grading which the applicant is requesting to do on the site because the City should not be able to find, as required under the Mulholland Specific Plan, that the proposed grading should be kept to a minimum, assure that graded slopes have a natural appearance, and preserve the site's natural topography;

(iv) the proposed project is not adequately described in the draft environmental impact report (DEIR) for the Planning Department's case no. ENV-2016-4180-EIR and State Clearinghouse no. 2018041016).

(v) the DEIR doesn't accurately and fairly describe the proposed project, and does not analyze the proposed project's likely environmental impacts under the applicable law(s), including the Mulholland Specific Plan.

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

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

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

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

(vii) the City should deny the proposed project also because the applicant ignored the Mulholland Design Review Board's recommendation to come back to that advisory board with a proposed house of 5,500 square feet. The proposed project seems to exceed 24,000 square feet. We believe that the proposed project doesn't not comply with the MDRB's recommendation(s), and would be far too large and otherwise inappropriate for this prominent and historic site.

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

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

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

Very truly yours,



Anastasia Mann  
President  
Hollywood Hills West Neighborhood Council

cc: Ms. Renee Weitzer, City Council District 4, [renee.weitzer@lacity.org](mailto:renee.weitzer@lacity.org)  
Mr. Orrin Feldman, [vicepresident@hhwnc.org](mailto:vicepresident@hhwnc.org)  
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*Building A Better Community*

Bel Air-Beverly Crest Neighborhood Council  
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Office 310-479-6247  
[www.babcnc.org](http://www.babcnc.org) [council@babcnc.org](mailto:council@babcnc.org)

September 25, 2019

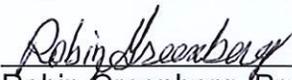
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221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
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Re: Comments on the Draft Environmental Impact Report for 3003 Runyon Canyon (ENV-2016-4180-EIR; SCH # 2018041016)

Dear Ms Strellich:

The Bel Air-Beverly Crest Neighborhood Council (BABCNC) represents hillside communities in the City of Los Angeles. We advocate for 27,000 residents.

On September 25, 2019, a Brown-Act noticed public meeting was held by the BABCNC. With a quorum of 24 board members present, the Bel-Air Beverly Crest Neighborhood Council unanimously voted to oppose the proposed project at 3003 Runyon Canyon ("Project") due to the significant environmental impacts of the Project. While this project is not within BABCNC's jurisdiction, many of our constituents visit the park. The Project will cause significant, unnecessary impacts to the park-going experience both during the construction process and after the home is constructed. The park provides a refuge from the urban environment for millions of citizens each year. The applicant already enjoys the use of a home on the property that has been designated a Historic Cultural Monument. Therefore, the applicant has sufficient beneficial use of the property. This is not the case where an applicant seeks to develop on vacant land. The City should be exploring opportunities for expanding the park - not green lighting a large mansion directly in the middle of it.

  
Robin Greenberg, President  
Bel Air-Beverly Crest Neighborhood Council  
[rgreenberg@babcnc.org](mailto:rgreenberg@babcnc.org)

**OFFICERS**  
President  
Robin Greenberg  
Vice President  
Nickie Miner  
Treasurer  
Phillip Enderwood  
Secretary  
Robert Ringler

**COMMITTEES/CHAIRS**  
Executive – R. Greenberg  
Planning and Land Use – R. Schlesinger  
Emergency Preparedness – C. Maginnis  
Bylaws, Rules and Elections – L. Leisten  
Outreach – E. Evans  
Traffic Committee – I. Sandler  
Public Works and Telecommunications –  
M. Wilson-Hobbs

**STAKEHOLDER GROUPS**  
Bel-Air Crest Master Association  
Bel Air Hills Association  
Bel Air Ridge Association  
Benedict Canyon Association  
Casiano Estates Association  
Laurel Canyon Association  
Holmby Hills Homeowners Assn.  
Residents of Beverly Glen

**RESIDENTIAL DISTRICTS**  
Bel Air District  
Bel Air Glen District  
Franklin-Coldwater District  
North of Sunset District  
**NON-RESIDENTIAL REPRESENTATION**  
At-Large Members  
Commercial or Office Enterprise Districts  
Custodians of Open Space  
Faith-Based Institutions  
Public & Private Schools

cc: [David.Ryu@lacity.org](mailto:David.Ryu@lacity.org)  
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HOLLYWOOD HERITAGE, INC.  
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October 7, 2019

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

**RE: ENV-2016-4180-EIR 3003 Runyon Canyon**

Dear Ms. Strelch,

The Board of Directors of Hollywood Heritage, its Preservation Issues Committee, and its members thank you for the opportunity to review and comment on the EIR for project designed for 3003 Runyon Canyon.

The project documents state that 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."

It continues, "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."

Hollywood Heritage has reviewed the historic report in the appendix of the EIR and concurs with the reports' findings that the historic property will not be impacted and that the new construction follows and is compatible with the Secretary of the Interior's Standards.

Sincerely,

A handwritten signature in cursive script that reads "Richard Adkins".

Richard Adkins  
President, Hollywood Heritage, Inc.

# Channel Law Group, LLP

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\*ALSO Admitted in Texas

October 7, 2019

## **VIA ELECTRONIC MAIL**

Erin Strellich  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
erin.strellich@lacity.org

RE: Comments on the Draft Environmental Impact Report for 3003 Runyon Canyon (ENV-2016-4180-EIR; SCH # 2018041016)

Dear Erin Strellich:

This comment letter has been written at the request of the Runyon Canyon Coalition (RCC), which this firm is representing without compensation on a pro-bono basis. This comment letter addresses the adequacy of the Draft Environmental Impact Report (DEIR) for the 3003 Runyon Canyon residential project.<sup>1</sup> As detailed in this letter, the DEIR provides an inaccurate and incomplete picture of both the proposed project, and the potential environmental impacts of the proposed project, and must be augmented and recirculated. In addition, as demonstrated in this comment letter, the project as proposed is not consistent with the City's Municipal Code and should therefore be denied.

## **INTRODUCTION**

The proposed project is located in the center of the City's Runyon Canyon Park on an approximately 4.5 acre (197,779 square foot) irregular privately-owned parcel. The project parcel has a land use designation of Minimum Residential, is zoned RE40-1-H, is subject to Zi-2462 modifications to single-family zones and single-family hillside area regulations, and is in the outer corridor of the Mulholland Scenic Parkway Specific Plan area. The project site is not served by a public roadway; access to the site is via a

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<sup>1</sup> This letter was prepared with the assistance of Susan O'Carroll, Ph.D., of Pareto Planning and Environmental Services.

narrow poorly maintained fire road (North Runyon Canyon Road) that would be classified as a Substandard Hillside Limited Street<sup>2</sup>, that is closed to public motor vehicle access, which is accessed from Mulholland Drive, and which is used as a trail by Runyon Canyon Park users. Despite this, no improvements or widening of Runyon Canyon Road are included in the proposed project. Existing sewers also do not service the project site and a private disposal system is proposed as part of the project. The project also requires installation of a new fire hydrant.

The proposed single-family home would include a basement, first floor area, and second floor area. The first and second floors would total approximately 8,099 square feet in size; including the basement, the total square footage of the residence would be approximately 13,306 square feet. In addition to the 13,306 square foot residence, the proposed project includes: a mechanical/electrical area, which at 2,475 square feet is larger than both the median single-family home in the United States and in Los Angeles;<sup>3</sup> a 6,454 square-foot covered patio area that is more than 3.5 times the size of the median single-family home in Los Angeles; and five parking spaces (four-car garage plus one off-street parking space). Given the description in the DEIR, it appears that the proposed residence thus totals 22,235 square feet inclusive of basement, first and second floors, mechanical area and covered patio areas. The proposed development is thus clearly excessive in size. Given its size and design, the new residence is likely to be used for substantial entertaining, something not considered or addressed in the DEIR.

As part of the project, the DEIR states that the existing two-story Headley/Handley Historic House would be reclassified as Accessory Living Quarters, despite the fact it has been used as a residence for many years. According to ZIMAS,<sup>4</sup> the existing house has three bedrooms and three bathrooms and is 2,018 square feet in size.

The proposed project involves construction along the western side of a prominent ridge. The project includes construction of three retaining walls. The proposed residence would be partially buried. Construction requires 28,012 cubic yards of grading, with 14,008 cubic yards of cut and fill balanced on-site.<sup>5</sup> Seventeen non-protected “significant” trees would be removed as part of the project.

The proposed project will require 3.33 acres of fuel modification for the proposed residence. It is unclear if this in addition to existing fuel modification requirements or inclusive of existing fuel modification requirements.

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<sup>2</sup> **SUBSTANDARD HILLSIDE LIMITED STREET** is a street (public or private) with a width less than 36 feet and paved to a roadway width of less than 28 feet.

<sup>3</sup> The median US home is 2,430 square feet and the median home in Los Angeles is 1,800 square feet per: <https://www.propertyshark.com/Real-Estate-Reports/2016/09/08/the-growth-of-urban-american-homes-in-the-last-100-years/>

<sup>4</sup> <http://www.zimas.lacity.org/reports/df28e16f83fb42a39d40bf76a08ea12e.pdf>

<sup>5</sup> Note: the grading amounts on the DEIR do not match: 14,008 cubic yards of cut and fill equals 28,016 cubic yards of grading, not 28,012 cubic yards as specified on page II-8, further indication of the sloppy nature of the DEIR.

Despite the excessive size of the proposed residence, its location in the heart of a City park, and its proximity to a historical resource, the DEIR concludes that it will have only two impacts requiring mitigation: mitigation for nesting birds and mitigation for possible discovery of paleontological resources. The DEIR analysis therefore does not pass the smell-test.

## **COMMENTS ON DEIR SECTIONS**

### **I. EXECUTIVE SUMMARY**

California Environmental Quality Act (CEQA) Guidelines Section 15123(b) requires that the summary shall identify:

- (1) Each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect;
- (2) Areas of controversy known to the Lead Agency including issues raised by agencies and the public; and
- (3) Issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

The Executive Summary (pages I-1 to I-21) fails to identify all of the Project Design Features (see pages II-5 to II-7: AES-PDF-1, BIO-PDF-1, CUL-PDF-1, CUL-PDF-2, GHG-PDF-1, FIR-PDF-1, TR-PDF-1) or to provide the text of the design features that are included as part of the project in order to reduce impacts to a level which the DEIR considers to be less than significant. More importantly, these “Project Design Features” are clearly mitigation measures intended to reduce project impacts.

In *Lotus v. Department of Transportation* (2014) 223 Cal. App. 4th 645 (“*Lotus*”), Caltrans was found to have certified an insufficient EIR based on its failure to properly evaluate the potential impacts of a highway project. The *Lotus* court found that Caltrans erred by:

. . . incorporating the proposed mitigation measures into its description of the project and then concluding that any potential impacts from the project will be less than significant. As the trial court held, the “avoidance, minimization and/or mitigation measures,” as they are characterized in the EIR, are not “part of the project.” They are mitigation measures designed to reduce or eliminate the damage to the redwoods anticipated from disturbing the structural root zone of the trees by excavation and placement of impermeable materials over the root zones. ***By compressing the analysis of impacts and mitigation measures into a single issue, the EIR disregards the requirements of CEQA.***

(*Id.* at 655–656, *emph. added.*) The court ordered Caltrans’ certification of the EIR be set aside, finding:

. . . this shortcutting of CEQA requirements subverts the purposes of CEQA by omitting material necessary to informed decisionmaking and informed public participation. It precludes both identification of potential environmental consequences arising from the project and also thoughtful analysis of the sufficiency of measures to mitigate those consequences. The deficiency cannot be considered harmless.

In both failing to identify the project design features in the Executive Summary and in calling mitigation measure design features so as to avoid the identification of actually project impacts, the DEIR fails to comply with a requirement of CEQA. The DEIR must be revised to identify the impacts these design features are intended to mitigation, to reclassify the design features as mitigation measures, and the DEIR must be recirculated to allow the public to assess the adequacy of these measures in mitigating the pre-mitigation impacts that the DEIR must disclose.

The Executive Summary also fails to identify the project alternatives or to identify the issues associated with the choice among alternatives. The DEIR thus fails to comply with this mandatory requirement of CEQA. These omissions are emblematic of the poor quality of the DEIR.

## **II. PROJECT DESCRIPTION**

The Project Description narrative in the DEIR is incomplete and inaccurate. It defies common sense that a residence of this size and design is not intended as a party house and is only intended to be used by four occupants, as assumed the in the CalEEMod runs done for the project (see DEIR Appendix D). The DEIR needs to disclose the anticipated number and size of parties/events to be held at the residence on an annual and monthly basis. Without this information the traffic, air quality and noise analyses are unlikely to be inaccurate and the DEIR underestimates project impacts.

Page II-2 indicates that: “the Project would include the construction of three retaining walls, which would be constructed along the hillside at the mid-point of the northwest portion of the parcel. The height of the retaining walls would be a maximum of 10 feet, and the height would be lower than the current driveway along the northwest portion of the Project Site.” However, the Geotechnical Report contained in Appendix G indicates on page 4 that the: “residence will be notched into the slope and will be supported with retaining walls up to 13 feet high.” The project description needs to provide information on any retaining walls associated with the construction of the actual residence and their visibility as these have the potential to result in aesthetic impacts.

The Geotechnical Report in Appendix G indicates on page 4 that a “tunnel from the existing residence is planned to access a wine cellar adjacent to the proposed residence.” Is this still a part of the proposed project? If so, information on the location of such a tunnel, the amount of earth to be removed, and how it will be connected to the existing historical resource must be provided in the project description. This information is necessary to ensure the accuracy of the historical resource impact assessment and the air quality and construction-related impact assessments.

Page II-2 indicates that the proposed project includes approximately 2,475 square feet of mechanical/electrical area, but this is not included in Table II-2. Is this a separate structure, part of the basement area or what? The project description fails to disclose what kind of mechanical/electrical equipment will be contained in this 2,475-foot area, its intended uses, and why such a large area for mechanical/electrical equipment is needed. The need for 2,475-feet of mechanical/electrical area to support a single-family home is very unusual. Given that the area allocated for mechanical/electrical equipment is larger than the median home in Los Angeles and the United States, it is important to know what type of equipment will be located in this area, and how that equipment contributes to the utility demands of the proposed project. In the absence of such information, it is likely that project impacts have been, at best, not fully disclosed, and at worst underestimated. This extreme need for mechanical/electrical equipment may also provide important information regarding the intended uses of the property that is important to an understanding of potential project impacts. For example, it is likely indicative of the fact that the property may be used for substantial entertaining, which would have potential traffic and/or noise impacts.

Page II-2 indicates that the 2,018 square foot Headley/Hadley House would both remain intact and be reclassified as Accessory Living Quarters. Section 12.03 of the City's Municipal Code defines Accessory Living Quarters as:

**ACCESSORY LIVING QUARTERS.** 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. **(Added by Ord. No. 107,884, Eff. 9/23/56.)**

Given that the existing home clearly has kitchen facilities (see Figure II-1), it does not qualify as Accessory Living Quarters.<sup>6</sup> Any attempt to reclassify it as Accessory Living Quarters is contrary to the Municipal Code.<sup>7</sup> Similarly the existing single-family residence cannot be reclassified as an Accessory Dwelling Unit (ADU) since it exceeds the maximum size for an ADU under both State law<sup>8</sup> and the City's proposed ADU ordinance,<sup>9</sup> both of which specify a maximum ADU size of 1,200 square feet. The proposed project thus includes the de facto rezoning of the property to allow for two single-family homes on the same lot. Or, the proposed project includes alterations to the historical resource that have not been disclosed in the DEIR and which would result in cultural resource impacts that have not been identified in the DEIR. The DEIR and the project description are fatally flawed in that they fail to address the fact that the proposed project is not consistent with the requirements of the City's Municipal Code and would

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<sup>6</sup> The attempt to pass the existing residence off as accessory living quarters as part of the project and the DEIR calls into question the honesty of the DEIR and the applicant.

<sup>7</sup> If the existing historical residence is modified to meet the definition of accessory living quarters, something that would be highly suspect given ADU regulations, it would likely result in a significant cultural resource impact, which has not been addressed in the DEIR.

<sup>8</sup> <http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>

<sup>9</sup> <https://planning.lacity.org/ordinances/docs/ADU/Ordinance.pdf>

necessitate rezoning or other forms of discretionary approval not disclosed in the DEIR. Similarly, the DEIR is fatally flawed in that it fails to identify the failure of the proposed project to comply with City zoning requirements as a land use impact.

Page II-2 indicates that the “proposed building would also include approximately 2,475 square feet of mechanical/electrical area, and approximately 6,454 square feet of covered patio area.” Table II-2 – Summary of Proposed Uses should therefore also include the patio and mechanical/electrical area uses and indicate whether they are exempt from being included in the project square footage calculation. This is necessary so that the reader understands the full size of the proposed project. The DEIR should include the plan sheet with the project description information so that the reader can crosscheck the narrative against the project plans. It would be useful to include the full set of plan sheets as an appendix to the DEIR.

Page II-5 states that the project would comply with the Los Angeles Green Building Code. It is not sufficient to merely state the project complies, substantial evidence to that effect must be provided in the DEIR. In the absence of such substantial evidence the potential for impacts remains.

The project description should provide information in the existing amount of fuel modification and the with-project amount of fuel modification.

Given the large size of the proposed project, the project description should quantify the anticipated number and size of truck trips required for hauling construction materials to the project site. This is important to an understanding of whether the proposed project will result in construction-related impacts to the historical resource or hazard impacts along the fire road access that is used as a trail for park users.

The project description narrative fails to specify the number of bathrooms and bedrooms included in the proposed residence. This is basic information important to calculating project water use, etc. Failure to provide this basic information in the narrative is indicative of the poor quality of the DEIR. It would appear that: the basement includes two bedrooms and two bathrooms (Figure II-2); there is one bathroom on the ground floor (Figure II-3); and there possibly would be four bathrooms and three bedrooms on the second floor (Figure II-4), but this is far from clear. The project plans provided in the DEIR need to clearly identify the uses, such as bathrooms, bedrooms, kitchen, theater, wine cellar, etc. The analysis needs to be based on actual potential maximum occupancy, not the fantasy that occupancy and use of the site will remain unchanged. The project narrative also needs to specify the uses on each floor. Where is the mechanical/electrical area described in the narrative? Which plan sheet shows this area? It should be clearly indicated on the project plans.

Which project plan sheet shows the location of the proposed on-site sewage disposal system? The project description needs to provide information in the size, nature, location and capacity of this system. According to page 14 of the Geotechnical Report it appears that two options have been identified for the proposed seepage pits. Option 1 is along the driveway to the west of the existing pool and Option 2 is to the north and

downslope of the existing pool in the fill location. Which Option is included in the proposed project? (Failure to specify the sewage location and option included in the design results in an inaccurate and unstable project description as readers are left to search for this information in the technical appendices where options, rather than the selected design are specified; project description information in the technical appendices is not always consistent with that included in the body of the DEIR). Does the proposed sewage disposal system include a septic tank. If so, what is its capacity and where will it be located? How will sewage be routed from the proposed residence to the seepage pits, and how close will trenching come to the historical resource? The existing residence is currently being served by a private sewerage system and such systems generally consist of a septic tank and one or more cesspool or seepage pits. Where is the current system located and will it be retained, abandoned or expanded? This must be addressed in the DEIR. How much cut and fill is required for installation of the new sewage disposal system and has this been included in the grading quantities specified in the project description? If not, the air quality analysis likely underestimates project-generated construction emissions.

Where is the new fire hydrant to be located? Which plan sheet in the DEIR shows the location of the new fire hydrant? The project description needs to provide information on the location of the new hydrant, and the nature and location of the water-line improvements required as part of the installation of the fire hydrant. The depth, length and amount of trenching required for installation of the hydrant also need to be provided as part of the project description. In the absence of this information, air quality calculations are likely under-estimated.

The DEIR needs to make clear the nature and location of any utility improvements required for the project.

Figure II-1 needs to include a legend showing what the ziptone on the plan represents.

The project description appears to be inaccurate regarding the existing and proposed on-site pool(s). Pages I-8 indicate that there is “an existing pool and patio area associated with the existing structure, which would remain as part of the Project.” However, Figure II-1 indicates that the existing pool will be removed. No mention is made in the narrative of a new pool as part of the proposed project. However, Figure II-3 shows a new (larger) pool as part of the project plans for the new residence, which is not described or included as part of the project description narrative; the word pool appears nowhere in the project description. The project description is therefore neither accurate nor stable.<sup>10</sup> Perhaps it would be useful if the project description included an existing site plan as well as the proposed site plan to make clear to the reader the changes being made as part of the proposed project. The project description needs to indicate the size and

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<sup>10</sup> A project description is the *sine qua non* of an EIR. *County of Inyo v. City of Los Angeles*, 71 Cal. App. 3d 185, 193 (1977). A “finite project description is indispensable to an informative, legally adequate EIR.” *Id.* at 199. Courts have indicated that an accurate and stable project description is necessary so that the public has enough information to participate meaningfully in the EIR process.

volume of the existing and proposed pools. The project renderings need to show the location and size of the proposed pool.

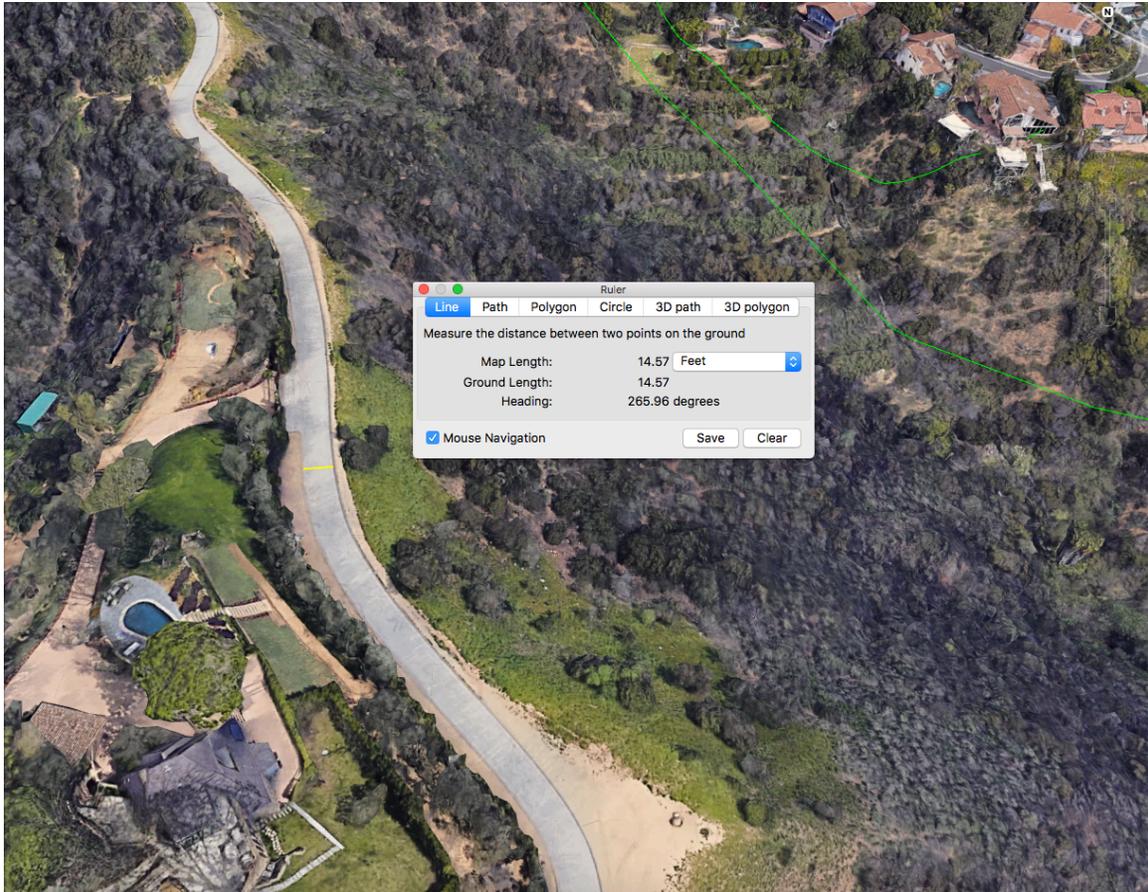
In addition, Figure II-4 shows a large water feature (approximately 113' by 5'7") as part of the second floor site plan, which is not disclosed in the project description narrative. The DEIR needs to disclose the depth and volume of water included as part of this water feature. Based on Figure II-12 it appears that both the pool and the water feature have infinity characteristics, meaning that water from the pool and the water feature cascade from the edge of the pools down the side of the residence for some distance, thus increasing the amount of evaporation that will occur as a result of the design. The DEIR needs to describe the height of the waterfalls and include a calculation of the volume of water loss and thus water demand on a monthly basis. In failing to address the pool and water feature components of the proposed project, the DEIR has failed to accurately assess the water demands of the proposed project.

Figure II-5 indicates that solar panels may be placed on the roof of the residence. The DEIR narrative needs to provide information on the size of the paneled area and the aesthetic analysis needs to address whether panels would be visible from nearby hillside areas, such as those shown in Figure II-12 and whether they will result in a visible glare spot. The biological resource analysis needs to address the potential impacts of solar panels located in a key wildlife area and their potential impact on birds and other wildlife.

Figure II-11 Section 2 shows that the project basement includes a theater and lounge area. What is the seating capacity of the proposed theater use?

The project description fails to describe the fact that the proposed project includes a large outdoor fireplace per Figure II-4. The DEIR needs to specify the nature of the fuel to be used in the outdoor fireplace. Given the nature of the fuel, the air quality analysis for the proposed project may need to be updated to account for outdoor fireplace use.

North Runyon Road is not a public street. The DEIR fails to identify the approvals required to allow new development on a parcel that does not abut a public street. The project description needs to describe any required improvements to North Runyon Road included as part of the proposed project; no such improvements are specified in the project description or included as mitigation measures. The project description or the existing setting needs to provide information on the existing roadway width of North Runyon Road and whether it meets applicable street access requirements in the Municipal Code, such as Section 12.21 C.10(i). Based on measurements taken using Google Earth, shown in **Figure 1**, it does not appear that North Runyon Road meets the requirements for a Standard Hillside Limited Street and would thus be considered a Substandard Hillside Limited Street. Failure to comply with Hillside Ordinance requirements regarding obligations for projects on a Substandard Hillside Limited Street should be identified as a significant land use impact in the DEIR.



**Figure 1 – Google Earth Measurement Width of Roadway Along Edge of Project Parcel**

The project description needs to provide more information on the green roof proposed as part of the project including the square footage, planting material, nature of the watering system, and anticipated monthly water required to maintain the look of the green roof.

The project description and project plans need to identify the nature of the foundations required for the proposed project. A plan sheet(s) showing the nature of the proposed foundations should be included in the project description. As described in the Geotechnical Report contained in Appendix G, the proposed project will require a foundation that is founded into bedrock, including spread footings with a minimum embedment into bedrock of 12 inches, friction piles that are a minimum of 24 inches in diameter and a minimum of 8 feet into bedrock or a caisson system with caisson embedded a minimum of three feet into bedrock. The need to drill into bedrock has implications for the potential construction noise and vibration impacts of the proposed project and should therefore be disclosed as part of the project description. In addition, the Geotechnical Report in Appendix G includes retaining walls as part of the structure, which are not disclosed in the project description.

The project description in the DEIR is fatally flawed due to its omissions and inaccuracies. The project description fails to provide an accurate and stable picture of the proposed project or to provide all of the information needed for the reader to assess the accuracy of the impact judgments in the DEIR.

#### **IV. ENVIRONMENTAL ANALYSIS**

The analysis in the DEIR assumes that the proposed project will function only as a typical single-family residence occupied by a maximum of four individuals (see DEIR Attachment D, for example). Given the size and design of the proposed residence it is more likely that it will be used for extensive entertaining including large-scale parties and events. However, given the unique location of the property, surround by a public park and wildlife area, accessed only by a narrow poorly maintained fire road that supposed to be closed to public motor vehicle access and which is used as a trail during park hours, large-scale parties would have the potential to result in significant short-term noise, traffic, and hazards impacts to hikers and wildlife which have not been addressed in the DEIR. To insure that such impacts would not occur, the DEIR should include mitigation measures:

1. Prohibiting off-site visitor parking. To accomplish this the project applicant should be required to pay the cost of installing a sign at the entrance to North Runyon Canyon Road indicating that no vehicular parking is allowed at any time along the road, stating the amount of a substantial fine for any violation, and providing a phone number for reporting any violations to parking enforcement.
2. Prohibiting any short-term rental of either residence on the project site.
3. Capping the number of vehicles that can be parked on site. Limiting the location of on-site visitor vehicle parking outside the five parking spaces, to locations where parked vehicles will not impair fire truck access.
4. Prohibiting outdoor music at volumes that can heard by people or wildlife beyond the property boundaries.
5. Establishing the maximum occupancy at any time of the site.
6. Establishing a cap on the number of events/parties allowed each month.
7. Limiting the days and hours of any events/parties and prohibiting parties and events during hours when the park is open and visitor traffic could result in a hazard to trail users.

The DEIR should then include an analysis of impacts assuming use of the site at levels consistent with the maximum caps established by the mitigation measures and identify any additional mitigation measures required to reduce impacts to a level considered less than significant.

#### **IV.A. AESTHETICS**

Page IV.A-5 indicates that there are a number of major vista point and scenic overlooks along Mulholland Drive, but fails to indicate if the subject property is visible from any of those sites.

This section of the DEIR should include a map showing the location of all major vista points, scenic overlooks, and Runyon Canyon Road and trail locations from which the project property can be seen. The map should also identify any hillside residential areas from which the property can be viewed.

Page IV.A-6 should also note that glare can be caused by solar panels. Impacts will depend their placement in relation to other uses in the area, or the presence of wildlife such as birds.

The setting section needs to provide information on the location of significant trees on the project site, since this information is necessary to address Threshold (b).

### **Threshold (a) – Scenic Vista**

Page IV.A-9 states that the proposed roofline would replace the existing ridgeline in-kind, however, no information or analysis is provided to support this contention. This statement needs to be supported by substantial evidence. In the absence of such, the potential for significant ridgeline modification impacts remains. Based on information in the DEIR it would appear that the existing ridgeline form has been consistent since the 1930s/1940s. No information is provided in the DEIR as to the nature and magnitude of any ridgeline modifications done as part of the construction of the Headley-Handley house. Therefore, the impact of the project on the ridgeline cannot be discounted.

The DEIR's analysis of the potential for impacts under Threshold (a) is dependent on the project's compliance with Project Design Features AES-PDF-1 and GHG-PDF-1, which includes a requirement for a green roof. These are mitigation measures and must be treated as such in the DEIR. In addition, the DEIR must address potential impacts should the green roof not be properly maintained and the DEIR should include mitigation measures which specify the required actions needed to maintain the required look of the green roof and penalties for failure to so do. In the absence of such a mitigation measure, the potential for significant aesthetic impacts remains.

The analysis fails to address the potential aesthetic impacts of the fill sites, which would be clearly visible from Runyon Canyon Road. Information on the nature of post-fill contours and landscaping should be provided. The analysis should address sight lines along the eastern project frontage. In the absence of such an analysis the potential for impacts remains.

### **Threshold (b) – Scenic Resources**

Please see comments under IV.D, below, regarding problems with the analysis of the project's consistency with the *Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)*. The potential for aesthetic impacts related to the cultural resource remains.

Threshold (b) also asked if the project would substantially damage trees or other locally recognized desirable aesthetic natural features. According to the Project Description a number of “significant trees” would be removed as part of the proposed project. The aesthetic resource impact analysis needs to include an analysis of the project’s impact on aesthetic tree features. The DEIR aesthetic resource impact analysis should identify the location, size and type of trees to be removed and include an analysis of whether the loss of these trees would result in a significant aesthetic resource impact. Appropriate mitigation for the loss of trees should be included in the DEIR. In the absence of such an analysis and mitigation, the potential for significant impacts remains.

### **Threshold (c) – Public Views**

The analysis fails to address the potential aesthetic impacts of the fill sites and retaining walls, which would be clearly visible from Runyon Canyon Road. Information on the nature of post-fill contours and landscaping should be provided. The analysis should address sight lines along the eastern project frontage. In the absence of such an analysis the potential for impacts remains.

The analysis of project impacts under Threshold (c) fails to address the question of whether the proposed project would conflict with applicable zoning and other regulations governing scenic quality. For example, no analysis is provided of the project’s consistency with the requirements of the Mulholland Scenic Parkway Specific Plan, including the following requirements for projects in the outer corridor:

#### **B. Environmental Protection Measures.**

##### **1. Prominent Ridges.**

- a. Grading on Prominent Ridges. Notwithstanding Subsection C below, prominent ridges shall not be graded, altered or removed without the prior written approval of the Director pursuant to Section 11. The Director may approve up to 1,000 cubic yards of grading of a prominent ridge after making the following findings:
  - i. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
  - ii. The grading is compatible with the natural topography.
  - iii. The Department of Building and Safety has determined that grading will minimize erosion.
  - iv. The grading is necessary to allow the owner reasonable use of the lot.
  - v. The grading will allow for a project more compatible with the purposes of the Specific Plan.
- b. Construction. Buildings and structures visible from Mulholland Drive shall not be constructed on the top of a prominent ridge. Buildings and structures visible from Mulholland Drive shall not be constructed within 50 vertical feet of the top of a prominent ridge without the prior written approval of the Director pursuant to Section 11. The Director may approve construction of a building and/or structure within 50 vertical feet of the top of a prominent

ridge, but not exceeding the top after making the following findings:

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

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

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

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

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

**5. Archaeological and Paleontological Resources.** Applicants which propose to grade more than 50 cubic yards per 5,000 square feet of lot area shall submit to the Director a preliminary archaeological and paleontological record search from the State Regional Archaeological Information Center (UCLA). If this search reveals that archaeological and paleontological resources may be located on the lot, the applicant shall file an environmental assessment with the Planning Department.

### **C. Grading.**

1. No grading in excess of two cubic yards per four square feet of lot area per lot visible from Mulholland Drive shall be permitted without the prior written approval of the Director pursuant to Section 11. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation. The Director may approve grading up to four cubic yards per four square feet of lot area per lot after making the following findings:
  - a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.
  - b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article I of Chapter IX of the Code.
  - c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
  - d. The Department of Building and Safety has determined that grading will minimize erosion.
2. All graded slopes shall comply with the provisions in Section 10 of this Specific Plan.

**D. Allowable Building Heights.** The height of any building or structure visible from Mulholland Drive shall not exceed 40 feet as indicated on Figure B. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this Subsection by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

### **LANDSCAPING**

**A. Standards.** Any public or private landscaping installed on or after the effective date of this Specific Plan shall conform to the following standards:

1. **Graded Slopes.** Graded slopes shall be landform graded in accordance with the provisions of the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the

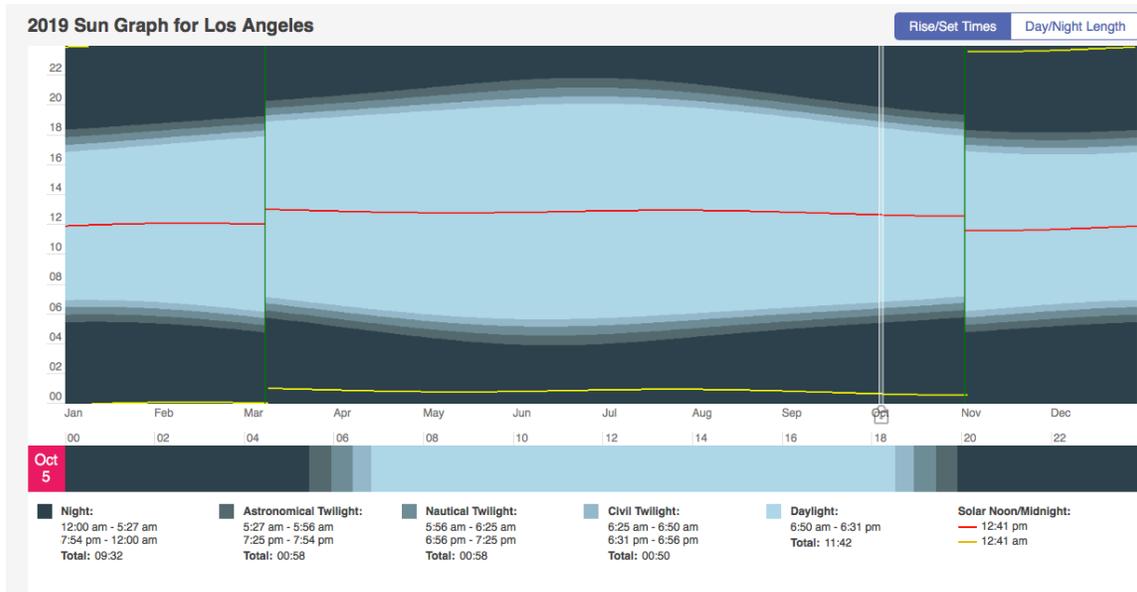
provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code. Slopes which cannot be landform graded shall be landform planted in accordance with the provisions of the Landform Grading Manual. Landscaping shall be installed within six (6) months of the completion of any grading.

2. **Location.** Plant material in the inner corridor shall not obstruct the view from Mulholland Drive and the right-of-way.
3. **Type.** Landscaping shall predominantly consist of native-type fire resistant plant materials.
4. **Oak Trees.** Oak trees shall not be removed except as set forth in Sections 5 B 4 or 7 B 9 of this Specific Plan.
5. **Replacement Trees.** Native trees, including oak trees, which are removed shall be replaced with the same type of tree according to the following replacement schedule:  
TYPE OF TREE REPLACEMENT SIZE AND QUANTITY  
Quercus agrifolia 36-inch box (2 for 1 replacement)  
lobata, q. Virginiana  
All other. 15 gallon (2 for 1 replacement)
6. **Maintenance.** An automatic irrigation system shall be installed where necessary to sustain plants and trees and a fire resistant corridor.

The analysis therefore needs to address questions regarding the project's consistency with erosion control, native vegetation, archeological and paleontological resource, landform grading of fill sites, tree replacement, and irrigation requirements of the Specific Plan. In the absence of such an analysis, it must be assumed that the potential for impacts remains. The analysis must also address consistency with zoning and other applicable land use policies and regulations.

#### **Threshold (d) – Light and Glare**

The analysis of construction lighting impacts assumes that no construction will occur during evening and nighttime hours (see DEIR page IV.A-13). However, the City of Los Angeles permits construction Monday through Friday from 7:00 a.m. to 9:00 p.m. and on Saturdays and National Holidays from 8:00 a.m. to 6:00 p.m. As shown in **Figure 2**, this would allow for construction after sunset. In the absence of a mitigation measure prohibiting lighted construction activity after dark, the potential for short-term lighting impacts remains. Lighting impacts are of particular concern given the project proximity to parkland containing wildlife resources that may be impacted by nighttime lighting.



**Figure 2 – Daylight Hours in Los Angeles During the Year**

Source: <https://www.timeanddate.com/sun/usa/los-angeles>

Given the significant amount of patio space included in the project design, which clearly has the potential to encourage outside entertaining, it is hard to believe the statement on page IV.A-14 that: “Exterior patio lights would be placed only for walking accessibility and would be downward facing and shielded and would not shine into the park or upwards towards the sky.” There has been no demonstration that “exterior lighting would be minimize” and the analysis fails to identify the exterior lighting minimization standard that would be met. If the analysis depends on exterior patio lights placed only for walking accessibility and which do not result in light emissions beyond the property limits, then this must be included as a mitigation measure. In the absence of such a mitigation, the potential for impacts remains.

The analysis that light impacts would not be significant is based in part of the use of low E-glass (see pages IV.A-13 to IV.A-14). The analysis implies that these types of windows will reduce the amount of light emitted from the windows, stating: “Low E-glass windows reduce the overall emissivity of the window, thereby reducing the re-radiated light emitted from the window.” However this misunderstands the purpose of low E-glass:

Low-e coatings play an important role in the overall performance of a window and can significantly affect the overall heating, lighting and cooling costs of a home. But what exactly is low-e glass? How does it work? To answer these questions, the “e” in low-e glass must be explained. The “e” stands for emissivity. Emissivity is the ability of a material to radiate energy. When heat or light energy—typically from the sun or HVAC system—is absorbed by glass it is either shifted away by air movement or re-radiated by the glass surface. **In general, highly reflective materials have a low emissivity**, and dull darker colored materials have a high emissivity. All materials, including windows, re

radiate heat in the form of long-wave infrared energy depending on the emissivity and temperature of their surfaces. Radiant energy is one of the important ways heat transfer occurs with windows. Reducing the emissivity of one or more of the window glass surfaces improves a window's insulating properties. Therefore, having low-e glass ultimately can improve the insulation of a home from external temperatures in any climate. **To reduce the emissivity of glass, low-e coatings have been developed to minimize the amount of ultraviolet and infrared light that can pass through glass without compromising the amount of visible light that is transmitted.**<sup>11</sup> (Emphasis added).

The analysis is therefore flawed, as low E-glass is therefore more reflective (glare) without reducing the amount of visible light that is transmitted. There is no substantial evidence in the DEIR that the following statement on page IV.A-14, upon which the lighting impact judgment depends, is true: "Overall, exterior lighting would be minimized, and interior lighting would be designed to minimize any illumination that could be transmitted to the exterior." The potential for lighting impacts remains.

Given the use of low E-glass, the statement on page IV-A-15 is not supported by substantial evidence and is contradicted by the purpose of low E-glass:

Low E-glass windows reduce the overall emissivity of the window, thereby reducing the glare from the windows. **As such, the Project would not result in a new source of substantial glare and impacts would be less than significant.**

The potential for glare impacts remains.

The analysis fails to address the potential glare impacts of solar panels on the roof and the impact of such glare of wildlife in the area. In the absence of an analysis that shows the contrary, the potential for significant solar panel-related glare impacts remains.

#### **IV.B. AIR QUALITY**

The analysis of regional emissions was done using the CalEEMod air quality model (version 2016.3.2). The modeling results are contained in DEIR Appendix D and summarized in the Initial Study contained in Appendix A. However, the model runs assume a project population of four persons and a floor area of 16,000 square feet. The occupancy assumptions should, at a minimum, match the number of bedrooms and the square footage assumptions should match the total square footage for the project (22,235 square feet inclusive of basement, first and second floors, mechanical area and covered patio areas). The model runs need to be redone to more accurately reflect project characteristics.

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<sup>11</sup> [http://www.vitrowindowglass.com/window\\_glass/about\\_lowe.aspx](http://www.vitrowindowglass.com/window_glass/about_lowe.aspx)

#### IV.C. BIOLOGICAL RESOURCES

The DEIR incorrectly states on page IV.C-25 that no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan applies to the project site. The DEIR fails to identify the fact that the project site is located within the Santa Monica Mountains Zone.<sup>12</sup> The Zone was established by the Legislature via the Santa Monica Mountains Conservancy Act, which is codified at Section 33001 et. seq. of the Public Resources Code (PRC). PRC Section 33001 states as follows:

The Legislature hereby finds and declares that the Santa Monica Mountains Zone, as defined in [Section 33105](#), **is a unique and valuable** economic, **environmental**, agricultural, scientific, educational, and **recreational resource** that should be held in trust for present and future generations; that, as the last large undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan region, comprised of Los Angeles and Ventura Counties, it provides essential relief from the urban environment; that it exists as a single ecosystem in which changes that affect one part may also affect all other parts; and that **the preservation and protection of this resource is in the public interest.** (Emphasis added).

The boundaries of the Santa Monica Mountains Zone are provided in Section 33105 of the PRC.

The Legislature itself therefore declared that the Santa Monica Mountains Zone is a *unique* and *valuable* environmental resource that provides essential relief from the urban environment. The Santa Monica Mountains Conservancy Act goes on to say the following:

“in the absence of a governmental mechanism to perform such evaluations, piecemeal development projects were occurring within the zone which resulted in the irreplaceable loss of open space and recreational resources, in the physical and biological deterioration of air, land, and water systems within the zone, and adversely affected regional life-support systems, including fish and wildlife, therefore being harmful to the needs of the present and future population of the region.”

The Act thus identifies biological resource impacts as resulting from current governmental permitting practices within the Santa Monica Mountains Zone. The Legislature further declared in PRC Section 33008 that:

(a) The Legislature finds and declares that there are existing problems of substandard lots, incompatible land uses, conflicts with recreational use,

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<sup>12</sup> See also, the Santa Monica Mountains Comprehensive Plan, adopted 1979, State of California Santa Monica Mountains Comprehensive Planning Commission, available at: <http://www.smmc.ca.gov/SMM%20Comprehensive%20Plan.pdf>

and inadequate resource protection which, in some cases, cannot be addressed in a feasible manner by local government exercise of the police power or federal land acquisition as part of the Santa Monica Mountains National Recreation Area, and that it is necessary to enact the provisions of this division as a complement to the full exercise of the police power by local governments and the acquisition of lands by the federal government for the Santa Monica Mountains National Recreation Area.

(b) The Legislature further finds and declares that the people of the State of California have an interest in the protection of resources and the use of lands acquired or managed by the conservancy pursuant to this division, and that the conservancy in carrying out its duties pursuant to this division acts on behalf of the State of California.

The proposed project has the potential to impact biological and recreational resources within this environmental resource of critical concern. The Santa Monica Mountains Conservancy (SMMC) is the chief State-planning agency for the Santa Monica Mountains. We concur with the comments of the Santa Monica Mountains Conservancy in their comment letter on the DEIR for the proposed project. Those comments are incorporated herein by reference. The DEIR fails to identify the fact that the project site is located within Habitat Block No. 42 of the Santa Monica Mountains Conservancy's adopted *Eastern Santa Monica Mountains Habitat Linkage Planning Map*. The DEIR therefore fails to address project consistency with this State policy regarding the protection of biological resources or to adequately address potential wildlife corridor and habitat block impacts. The fact that the DEIR fails to even mention this adopted Planning Map calls into question the validity and usefulness of the wildlife connectivity assessment on which the wildlife movement impact conclusions in the DEIR rely.

The DEIR fails to discuss the fact that the City Council on April 22, 2016 voted to direct development of a Wildlife Corridor / Santa Monica Mountains (Hillside Ordinance Zone). That Council Action included the following provisions:

1. INSTRUCT the Department of City Planning (DCP), with the assistance of the City Attorney, and in consultation with the Santa Monica Mountains Conservancy, and citizen advocates such as, but not limited to Citizens for Los Angeles Wildlife (CLAW) and the Mulholland Design Review Board (MDRB), to prepare and present an ordinance to create a Wildlife Corridor in the eastern area of the Santa Monica Mountains (Hillside Ordinance Zone) that requires the following:
  - a) Do not issue any building or grading permits until project applicants ensure that they will permanently accommodate wildlife habitat connectivity as part of their development projects.
  - b) Require easements and deed restrictions in perpetuity to protect wildlife habitat connectivity.
  - c) Formally designate the area as a Regional Wildlife Habitat Linkage Zone in the Los Angeles Municipal Code, in as much as just one

- single family residential project can cause adverse impacts to the existing and threatening wildlife population.
- d) Require a Biological Constraints Checklist as part of every new building project will undergo a 'habitat connectivity and wildlife permeability review' within areas of concern.
2. INSTRUCT the DCP to report on the feasibility of identifying the areas within the City of Los Angeles, which are in or within 500 feet of the entire National Park Service, Rim of the Valley Corridor Special Resources Study Area (February 2016) as a " Potential Regional Wildlife Habitat Linkage Zone ", and provide a system of informing all applicants of building permits and planning approvals that they are within this Zone and should make feasible accommodations for wildlife linkages; require the accommodation of wildlife linkage areas with map design guidelines, during the approval process of any subdivision of land or lot line adjustments, within this zone; and report on the feasibility of the DCP to incorporate these maps and critical Wildlife linkage areas at the time of Community Plan updates.

The DEIR needs to analyze the project's consistency with current and proposed City Wildlife Corridor policies.

The DEIR needs to identify the fact that the project site is within the boundaries on the Santa Monica Mountains National Recreation Area (SMMNRA), the importance of the SMMNRA, and address the project's consistency with the goals of the National Park Service for the SMMNRA.

The DEIR concludes on page IV.C-20, without providing any substantial evidence, that there would be no significant increase in lighting associated with the project. Given the large outdoor entertainment area included in the project design, there is clearly the potential for the project to result in increased nighttime lighting, which could affect wildlife in the adjacent park area. The DEIR needs to include mitigation measures that would insure the no lighting impacts would occur. In the absence of such mitigation, the potential for significant impacts remains.

The DEIR on page IV.C-21 states that construction noise would be minimized to the greatest extent practicable and the construction would be limited to daytime hours. What is meant by "to the greatest extent practicable"? This language does not ensure that construction noise impacts on wildlife will be less than significant. We have already addressed the fact that the current construction hour limitations would allow for construction after dark, so the DEIR's contention that construction noise would be less than significant is based on inaccurate assertions and not supported by substantial evidence. The DEIR needs to include mitigation to limit the magnitude and hours of construction noise, or the potential for significant wildlife noise impacts remains.

The DEIR on page IV.C-21 also states that no significant operational noise would occur because the project is a single-family residence and exterior noise would be limited

to occasional vehicle traffic and minor exterior noise (i.e. lawn-mowing) associated with a typical single-family residence. This ignores the fact that the proposed residence is hardly typical and includes 6,454 square feet of outdoor patio space, a pool and outdoor fireplace, and is thus clearly intended for entertaining. The DEIR must include limitations on the number guests, hours of outdoor entertaining and use of outdoor speakers for music, and provide a penalty for violation of the restrictions. In the absence of such a mitigation, the potential for significant operational noise impacts on wildlife in the adjacent park remain.

The proposed project includes a green roof and landscaping. The DEIR needs to provide more information on the plant pallet for the proposed project and whether non-native landscape materials will be used. If so, the DEIR needs to address the potential for such non-native vegetation to spread to the adjacent park, and to impact local vegetation communities.

#### **IV.D. CULTURAL RESOURCES**

The cultural resources analysis and Historic Resources Report for the project (see Appendix F-1) are defective and incomplete in several important regards. First, the analysis fails to determine the property’s eligibility for listing in the California Register of Historical Resources and National Register of Historic Places. This should have been determined as part of the preparation of the Historic Resource Report.

Second, given that the historical resource is important for both its organic architecture and its association with Lloyd Wright, a Cultural Landscape Report should have been prepared to identify site features which contribute to the significance of the property, such a stairs, terraces, retaining walls, the pool, and landscaping. As noted on page 13 of Appendix F-1:

The organic style is “based on the coalescence of the built environment with nature, allowing the design to respond to the natural environment rather than impose on it.”<sup>13</sup>

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<sup>13</sup> Citing Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 656. For a discussion of organic architecture (as practiced by Lloyd Wright’s father) also see: <https://www.guggenheim.org/arts-curriculum/topic/organic-architecture> As noted by the Guggenheim:

Although the word “organic” usually refers to something that bears the characteristics of plants or animals, for Frank Lloyd Wright the term organic architecture had a separate meaning. For him organic architecture was an interpretation of nature’s principles manifested in buildings that were in harmony with the world around them. Wright held that a building should be a product of its place and its time, intimately connected to a particular moment and site—never the result of an imposed style.

Wright was interested in the relationship between buildings and their surrounding environments. He believed that a building should complement its environment so as to create a single, unified space that appears to “grow naturally” out of the ground. He also thought that a building should function like a cohesive organism, where each part of the design relates to the whole.

The need for a Cultural Landscape Report is particularly important given that the historical resource is a work of Lloyd Wright and Lloyd Wright began his career as a landscape designer:

Lloyd Wright’s understanding of organic form was further developed and articulated by his study of landscape architecture and continued when he went to work as a landscape designer, first for Olmsted and Olmsted in Boston and then in his own partnership with Paul Thiene during which time he designed whole communities and laid out numerous gardens throughout Southern California.”<sup>14</sup>

As noted on page 12 of the Historic Resource Assessment contained in Appendix F-1:

His architectural designs are distinguished by bold, soaring forms; unusual colors and materials; careful siting; and, demonstrating the influence of his early professional work, integration between the building and the landscape.

The DEIR fails to adequately address the impact of the project on contributing landscape features and the immediate setting of the historic resource, due to a failure to adequately identify contributing landscape features and to address the impact of retaining walls, fill sites, the loss of stairways, and the removal of the existing pool on the historical resource. The cultural resources analysis, in concluding consistency with the *Secretary’s Standards*, relies on the inaccurate statement that “there will be no changes to the immediate setting of the historic residence” (see page 16 Appendix F-1), and this is not true. Changes include the loss of the pool, the introduction of fill, the loss of a staircase, and the introduction of a new walkway between the existing patio and the new residence.

The conclusion that the loss of the pool will not have impacts is not supported by substantial evidence, given the property is important for its organic architecture, as well as its association with architect Lloyd Wright. As noted in the Historic Resource Assessment, the pool was constructed during the period of significance, and between the two periods in which Lloyd Wright worked on the property. As noted on page 9 of the Historic Resources Assessment:

Owner Alan Handley added the swimming pool in 1959. In 1966, Handley hired original architect Lloyd Wright to design several additions to the house. The alternations included an addition extending the main

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. . . A Wright building and its site are wedded. One cannot be considered without the other.

<sup>14</sup> Page 9: Lloyd Wright Architect, 20<sup>th</sup> Century Architecture in an Organic Exhibition, David Gebhard and Harriette Von Breton, Hennessey + Ingalls, 1998.

living room and a new bedroom wing with fieldstone siding. A terrace was constructed south of the house, connected to the house by a stone stairway. Wright also designed the carport, a trellis-like structure and a retaining wall in 1966.

In fact, according to Alan Weintraus: “Wright and associate architect Eric Lloyd Wright designed the addition, which was completed in 1967, further integrating the house into the site by placing the new wing into the grade.”<sup>15</sup> As part of the impact assessment, Eric Lloyd Wright, who continues to live locally, should have been consulted as to the potential impact of the project on the historical resource and the significance of site features and relationships.

Given Lloyd Wright’s additional work on the house and its setting, after the construction of the pool, it is unlikely that Wright would not have taken the pool into consideration in his design and his integration of the home and site additions to form an organic whole. The conclusion that the pool is not a contributing feature is thus not supported by, and is in fact contradicted by, substantial evidence.

The cultural resources analysis addresses only two of the three retaining walls that would be included as part of the proposed project. Page 17 of Appendix F-1 states:

Two retaining walls will be constructed along the hillside at the mid-point of the northwest portion of the parcel. The existing historic residence is located on the opposing or eastern-facing side of the hill. The retaining walls will not be visible from the historic residence and will not impede views of the historic residence from the public right-of-way. The height of the retaining walls will be lower than the current driveway along the northwest portion of the property and will not be visible from the historic residence.

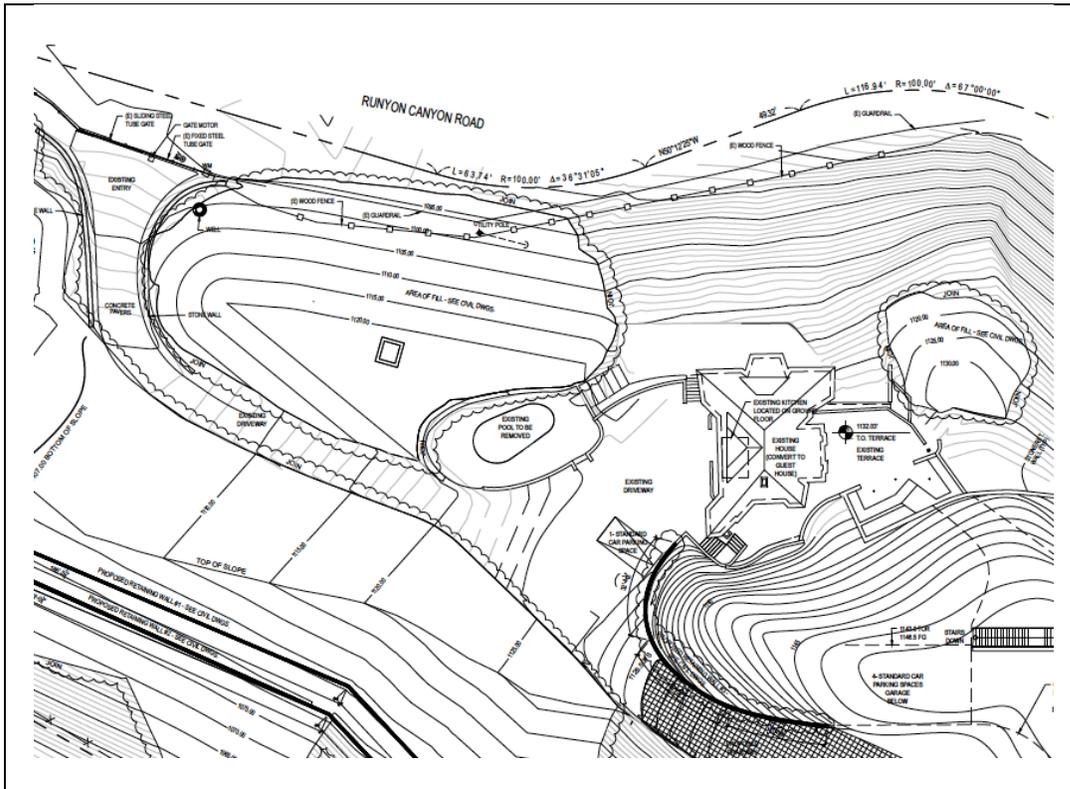
However, the analysis fails to address the third retaining wall, which is located in close proximity to the historic residence (see Figure II-1 and Figure 13 in Appendix F-1). More information and analysis of the potential impacts of retaining wall #3 on the setting of the historic resource is required before it can be concluded that impacts are less than significant.

The cultural resources analysis fails to address the potential impact of the fill sites proposed to be located on the hillside just north and east of the historic residence as shown on DEIR Figure II-1. (See **Figure 3** for a comparison of details from Figure II-1 and the Google earth view of the project site). The cultural resources analysis, in concluding consistency with the *Secretary’s Standards*, relies on the inaccurate statement that “there will be no changes to the immediate setting of the historic residence” (see page 16 Appendix F-1). Not only will the fill sites alter the topography, but also one of

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<sup>15</sup> Page 142: Alan Weintraus, Lloyd Wright – The Architecture of Frank Lloyd Wright Jr., Harry N. Abrams, Inc., Publishers.

the fill sites will result in the loss of the stairway from the pool through what will become the fill site.



**Figure 3 – Location of Pool To Be Removed, Retaining Wall #3 and Fill-Sites (DEIR Figure II-1 Detail) In Relation to Historic Residence**

The cultural resources analysis fails to address or describe the nature of the connection between the existing patio of the cultural resource and the new residence. In addition, if this new connection includes a tunnel as described in the Geotechnical Report, this needs to be evaluated as part of the cultural resource analysis.

The cultural resources analysis thus fails to adequately address the impact of the proposed project on likely contributing features and the immediate setting of the historic residence. The potential for changes in the setting to result in significant impacts has not been adequately addressed. The potential for significant cultural resource impacts remains.

Third, the cultural resources analysis depends on the assumption that the change in the classification of the primary residence to a guesthouse will not change the significance of the historic residence because there would be no changes to the historic residence. (See discussion of consistency with Standards 1 – 7). However, as previously noted in this comment letter, the historic residence, at 2,018 square feet, is too large to be an ADU and it cannot qualify as a Accessory Living Quarters if it retains its kitchen, which was added during the period of significance, and if it retains its ability to function as an independent home. Thus, there is the potential for a reclassification to result in changes to the historic residence, which have not been addressed in the cultural resources analysis. The potential for significant cultural resource impacts remains.

Fourth, the DEIR fails to address the potential impact of construction activity on the historical resource. A Historic Structure Report should have been prepared to assess the exterior, interior and structural condition of the historical resource and it's ability to tolerate construction activity in close proximity to the structure. This is particularly necessary given that foundations for the new residence are required to be founded into bedrock, and the close proximity of construction activity and construction vehicle activity to the historical resource. This type of construction will result in vibration, which could impact the structural integrity of the historical resource, given that it is constructed of concrete with fieldstone and horizontal wood lap cladding, as noted on page 9 of the Historic Resources Report. Structural maintenance is often required in Lloyd Wright buildings of the time, given the nature of the building materials used and the tendency for them to thus suffer harm to their structural integrity over time. In addition, the DEIR need to describe the location and size of the proposed sewage system and the proximity of its construction to the cultural resource. The proposed project thus has the potential to result in significant construction-related impacts to the historical resource, including structural impacts due to noise and vibration. In addition, project construction activity may trigger the need for general maintenance requirements to adequately clean the historical resource following construction. Based on the needed Historic Structures Report, the DEIR should include mitigation measures to protect the historical resource during construction such as: vibration monitoring, and mitigation measures mandating that the historical resource, including contributing site features, be repaired and rehabilitated in a manner consistent with the *Secretary's Standards*, post-construction. In the absence of such mitigation, the potential for construction-related impacts remains.

Fifth, the DEIR fails to address the potential impact of the change in use on the historical resource. Given the size and design of the proposed residence, it is likely that the condition of the historical resource may be degraded over time as a result of de facto abandonment in place. In the absence of mitigation measures mandating the maintenance of the historical resource, the potential for impacts remains.

CUL-PDF-1 as written is not sufficient to ensure that the siting, design and construction of the new residence will be in a manner that preserves the integrity of the setting of the Headley/Handley House. At a minimum, the DEIR should include a mitigation such as the following:

**Mitigation: Design Review and Construction Monitoring for Historic Resources**

The project developer shall retain a qualified professional historic architect to participate in design collaboration with the project team through preparation of construction documents and to monitor construction, to ensure continued conformance with the *Secretary's Standards*. The role of the historic architect will include collaboration on a range of items relating to materials selection, construction methods, design of exterior and interior alterations, and monitoring of ongoing construction activities. If changes in the plans result in non-conformance, the City and project developer will be notified. The historic architect shall participate in a pre-construction meeting with the general contractor and sub contractors and periodically monitor construction to completion of construction and issuance of a permanent certificate of occupancy. The historic architect shall consult with staff of the Department of City Planning, Office of Historic Resources (OHR) regarding any changes to the proposed project prior to issuance of any building permits.

**Enforcement Agency:** Los Angeles Department of City Planning, Office of Historic Resources

**Monitoring Agency:** Los Angeles Department of City Planning, Office of Historic Resources

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at a pre construction meeting; Periodically, during field inspection

**Action Indicating Compliance:** Plan approval; Field inspection sign-off

#### **IV.E. ENERGY**

Page IV.E-10 provides an estimate of the existing electricity consumption on the project site, calculated using the CalEEMod air quality model. The Table IV.E-1 should also include information on electrical use based on the average actual month use based on the last twelve months of electrical bills for the existing property. This will help to determine the accuracy of the CalEEMod estimates, as they apply to the existing property. Page IV.E-10 should also provide information on the average existing monthly gas uses calculated from actual gas bills for the property.

The operational estimate of project electrical use was calculated using CalEEMod. The assumption used in the model run (see Appendix D) is that four people will occupy the proposed residence and that the square footage is 16,000 square feet. The

occupancy assumptions in the model run should, at a minimum, match the number of bedrooms, and the square footage assumptions should match the total square footage for the project. The proposed single-family home would include a basement, first floor area, and second floor area. The first and second floors would total approximately 8,099 square feet in size; including the basement, the total square footage of the residence would be approximately 13,306 square feet. In addition to the 13,306 square foot residence, according to the project description, the proposed project includes: a mechanical/electrical area totaling 2,475 square feet and a 6,454 square-foot covered patio area, for a total square footage of 22,235. The model run thus understates project characteristics and thus underestimates likely electrical and gas demand. Model estimates therefore need to be corrected.

However, it is questionable whether CalEEMod is an appropriate methodology for estimating project electrical demand, given some of the unique features of the project design such as the infinity pool and water feature, which likely require a circulating pump. The project description indicates that the proposed residence includes a 2,475 square foot area for mechanical/electrical equipment, but fails to disclose why there is the need for 2,475-feet of mechanical/electrical area to support a single-family home, something that is very unusual. It is important to know what type of equipment will be located in this area, and how that equipment contributes to the utility demands of the proposed project. This information should be provided in the DEIR. The energy calculations which were used to determine the size of the area required for mechanical/electrical equipment should be provided in an appendix to the DEIR and anticipated electrical demand used in the calculations disclosed in Table IV.E-3 and compared to CalEEMod calculations.

The analysis of Threshold No. 1 cumulative impacts should then provide a comparison of anticipated project energy use as compared to the typical single-family home service by LADWP and SoCalGas to determine if the proposed project represents a wasteful, inefficient and unnecessary use of energy. Project use substantially in excess of the typical single-family home should be classified as a cumulatively considerable energy impact on the service area.

#### **IV.F. GEOLOGY AND SOILS**

##### **Geology and Soils**

The DEIR should include the City's Geology and Soils approval letter for the associated March 11, 2016 Geology and Soils Report in Appendix G, or disclose if the City has not yet approved the Geology and Soils Report(s) for the proposed project. Any conditions specified the Geology and Soils approval letter should be included as mitigation measures for the proposed project.

According to ZIMAS the project site is within the Hollywood Fault, fault zone. The DEIR needs to provide clear information on what was done to determine if fault splays are present on the project site.

The DEIR includes an inadequate discussion of project drainage and drainage devices. According to page 28 of the Geotechnical Report in Appendix G:

Control of site drainage is important for the performance of the proposed project. Pad and roof drainage should be collected and transferred to the street or approved location in nonerosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope. Planters located within retaining wall backfill should be sealed to prevent moisture intrusion into the backfill. Planters located next to raised floor type construction also should be sealed to the depth of the footings. Drainage control devices require periodic cleaning, testing and maintenance to remain effective. Because the site is within a designated hillside area and due to nearby slopes, onsite infiltration of surface runoff is not considered feasible.

The DEIR needs to disclose how these requirements will be accomplished and/or include mitigation to ensure that these requirements are met. In the absence of such, the potential for drainage impacts remains.

Page IV-F-15 states that as “the runoff from the Project would continue to flow towards existing storm drains, and as the Project would follow the drainage recommendations contained in the geotechnical report, the Project would not exacerbate existing environmental conditions related to soil erosion.” However, no substantial evidence is provided to support the assertion that runoff would continue to flow towards existing storm drains, the location of such storm drains is not provided, the geotechnical report does not provide specific drainage design requirements as illustrated by the quote above, and there is no requirement that the project follow the recommendations contained in the report. As written, the potential for impacts remains.

The discussion of Threshold (e) needs to provide more information on the location, design and capacity of the proposed wastewater disposal system. Page IV.F-17 states that potential locations for the seepage pits are shown in Section C-C attached to the geotechnical report. However, Section C-C is a cross-section and does not provide the reader with the location of such seepage pits on the project site. A map showing the specific location of the system, as designed, and its relationship to the historical resource, including the route of the transmission system and location of any septic tank(s) needs to be provided in the DEIR. The description provided on page IV.F-17 is not sufficiently detailed to qualify as accurate, stable and finite.

Under Mitigation Measures on page IV.F-20, the DEIR states: “A final design-level geotechnical investigation would be prepared, reviewed, and approved by LADBS prior to issuance of building permits to construct the Project. The Project would be required to follow all requirements contained in the final-design level geotechnical investigation.” However, this is not mandated in the form a mitigation measure and, as written, represents improper deferral of mitigation.

## **Paleontological Resources**

Mitigation Measure MM-1 is fatally flawed as it assume the Construction Monitor is qualified to determine whether or not paleontological materials have been encountered during the course of project development. The mitigation fails to identify the required qualifications of the independent Construction Monitor or to specify the required training of the Construction Monitor. As written, there is nothing that would insure that paleontological materials would actually be identified as such, if encountered during project construction. The term “independent” is not defined. Who hires the Construction Monitor? Can the project applicant hire anyone that they wish? Does the City have an approved list of trained Construction Monitors? As written MM-1 will not clearly reduce significant impacts, and the potential for significant paleontological impacts remains.

Mitigation MM-1 is also deficient because it: (1) allows for two business days for reporting of non-compliance to the unspecified Enforcement Agency; (2) allows for a non-specified “reasonable time” to correct non-compliance before the two business days to report to the Enforcement Agency is triggered; and (3) does not require work to stop until the non-compliance is corrected and addressed by the Enforcement Agency. The potential for impacts remains as a result of these defects in the wording of MM-1.

### **IV.I. HYDROLOGY AND WATER QUALITY**

This section of the DEIR is very conclusionary in nature; many of the conclusions are not supported by substantial evidence.

#### **Thresholds (b) and (c)**

The DEIR needs to provide specific information on the location and capacity of existing storm drains serving the project site. The DEIR needs to provide specific information, ideally on a map, of the location of the drainage courses that convey runoff from the project site to existing storm drains. Statements such as the following on page IV.I-15 are too general and not informative: “Drainage from the Project Site currently flows in a southern direction down the Santa Monica Mountains and towards storm drains located further down the mountain, and will continue to do so after construction of the Project at the development site.” In addition, the DEIR needs to identify the location of off-site watercourses, which may receive runoff from the project site. The statement on page IV.I-15 that the “Project would not significantly increase overall stormwater runoff volume as the Project design includes green roofs planted with grass” is not supported by substantial evidence. The DEIR should include existing and with-project calculations of runoff quantities given that the area where the project would be located is currently covered in grass/vegetation and the project will introduce additional hardscaping. It is thus likely that the project will increase runoff quantities from the project site.

### **Threshold (a) and (d)**

The DEIR on page IV-I-18 contains the following conclusionary statement which is not supported by substantial evidence: “the Project would comply with the following rules and programs related to water quality: the City’s LID Ordinance; the SWPPP; the NPDES program; and the SUSMP.” The DEIR needs to provide specific information on how the project will comply with these programs, particularly the City’s LID Ordinance. As noted on page IV.I-11 of the DEIR: “Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used.” Given that the Geotechnical Report indicates that on-site infiltration is not feasible, what LID strategies besides the green roof are included as part of the project? The DEIR needs to include a more detailed analysis of the project’s consistency with LID requirements. In the absence of more detailed information, the less than significant impact conclusion is not supported by substantial evidence.

### **IV.J. LAND USE AND PLANNING**

Page IV.J-11 states that the project would not affect the ability of hikers to access Runyon Canyon Park. However, project generated traffic on Runyon Canyon Road could impact the use of hikers of this trail if the proposed project is used for entertaining or short-term rentals (as a party house). **Figure 4** provides views along Runyon Canyon Road in the project vicinity and shows the trail-quality of this fire access road. The DEIR should similarly provide views of the “roadway” along the project access. As previously noted, mitigation is required to ensure that the property is not used for events and large parties. In the absence of such mitigation, the assertion that hiking use would not be impacted, is not supported.

The analysis of General Plan consistency is conclusionary in nature. The analysis should specify all of the applicable policies and objectives and assess the project’s consistency with each. In the absence of such an analysis, the DEIR’s consistency conclusions are not supported by substantial evidence. The discussion on page IV.J-11 regarding wildlife movement impacts must be corrected as part of addressing comments by the SMMC on the DEIR.





**Figure 4 – Views Along Runyon Canyon Road Heading South From the Project Parcel Driveway. Note Presence of Hikers**

The analysis of the project’s consistency with the Hollywood Community Plan is flawed. The project would not be consistent with Objective 3. The project is not consistent with the land use designation and zoning for the site as it would result in two single-family homes on a parcel zoned for one single-family home. Calling the existing 2,018 square foot residence “Accessory Living Quarters” is a linguistic ruse since the existing residence does not meet the definition of such contained in Section 12.03 of the Municipal Code. In addition, the project would not minimize grading; it requires a Zoning Administrator’s Determination to allow for grading well in excess of that allowed in a hillside area. Furthermore, the land use and population intensity is not compatible with the existing street capacity as the existing street is a non-public narrow fire road in poor condition, which functions as a trail during daytime hours. The analysis of consistency with Objective 3 in Table IV.J-1 must be corrected accordingly.

The proposed project is also not consistent with Objective 7, as it does not preserve views or the natural character and topography. Fill sites are located on slopes that can be viewed from the trail, and the project requires: a 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; a Zoning Administrator Determination (ZAD) to allow three (3) retaining walls instead of two (2) retaining walls of up to ten (10) feet, which is indicative of construction at odds with the natural topography; and a Zoning Administrator Determination (ZAD) to allow

28,012 cubic yards of grading (14,008 cubic yards of fill to be relocated on-site with no net export) in lieu of the maximum by right grading amount allowed for the RE40 zone under the Baseline Hillside Ordinance. The proposed project is thus not consistent with cited Objective 7 of the Hollywood Community Plan and the analysis of consistency with Objective 7 in Table IV.J-1 must be corrected accordingly.

The project is therefore not consistent with the Hollywood Community Plan. This would be a significant land use impact of the proposed project.

The DEIR should include the analysis of consistency with the Mulholland Scenic Parkway Specific Plan in the body of the DEIR, not just in Appendix J. An appendix is intended to contain additional data that supports or extends the main analysis, not a key analysis. Referring the reader to an appendix for a key consistency evaluation inhibits the ability of the reader to easily review the accuracy of the DEIR's findings.

The analysis of project zoning code consistency is incomplete and inaccurate. The proposed project is not consistent with the zoning code, as it would result in two single-family homes on a RE40-1-H zoned parcel. This zoning allows for only one home to be located on the lot. As noted earlier in this comment letter, the existing home cannot qualify as an Accessory Living Quarter, since by definition such structures cannot include a kitchen. In addition, it cannot qualify as an Accessory Dwelling Unit, as it is too large.

The propose project also does not comply with Baseline Hillside Ordinance requirements for site access, which require the following:

**9. Street Access. [§ 12.21 C.10.(i) of the LAMC]**

***a. Street Dedication. [§ 12.21 C.10.(i)(1) of the LAMC]***

For any new construction of, or addition to, a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street, no Building permit or Grading permit shall be issued unless at least one-half of the width of the Street(s) has been dedicated for the full width of the Frontage of the Lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. The appellate procedures provided in Section 12.37 I of the LAMC shall be available for relief from this requirement.

***b. Adjacent Minimum Roadway Width. [§ 12.21 C.10.(i)(2) of the LAMC]***

For any new construction of, or addition to a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no Building permit or Grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.24 X.28 of the LAMC.

***c. Minimum Roadway Width (Continuous Paved Roadway). [§ 12.21 C.10.(i)(3) of the LAMC]***

For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved

with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Section 12.21 C.10 of the LAMC (*the provisions contained in this document*) or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28 of the LAMC.

The project is thus not consistent with key elements of the zoning code. This should be classified as a significant impact.

#### IV.K. NOISE

Page IV.K-10 states that there are no adjacent off-site structures that would be affected by construction vibration. The DEIR, however, fails to note that there is an historical resource on-site that could be impacted by vibration, or to provide information on the distance from the historical resource to key aspects of building construction.

Table IV.K-4 provides Federal Transit Administration Building Damage Impact Criteria, expressed in PPV (in/sec). The DEIR needs to include impact criteria for historical resources. The 0.12 in/sec PPV damage threshold in Table IV.K-4 may be too high for fragile historic buildings to avoid potentially significant impacts, since it is for transient (single isolated vibration events), rather than continuous/frequent intermittent sources (Caltrans threshold of 0.08), as are likely to occur with project construction.<sup>16</sup> The AASHTO Thresholds are also lower for historic sites, as shown in the Caltrans Vibration Guidance Manual:

The American Association of State Highway and Transportation Officials (AASHTO) (1990) identifies maximum vibration levels for preventing damage to structures from intermittent construction or maintenance activities. Table 15 summarizes the AASHTO maximum levels.

Table 15. AASHTO Maximum Vibration Levels for Preventing Damage

| Type of Situation                                            | Limiting Velocity (in/sec) |
|--------------------------------------------------------------|----------------------------|
| Historic sites or other critical locations                   | 0.1                        |
| Residential buildings, plastered walls                       | 0.2–0.3                    |
| Residential buildings in good repair with gypsum board walls | 0.4–0.5                    |
| Engineered structures, without plaster                       | 1.0–1.5                    |

Either the Caltrans threshold for continuous/frequent intermittent sources or the AASHTO threshold may be more appropriate when evaluating the potential vibration impacts of the proposed project on the historical resource.

Figure IV.K-1 shows the location of the noise monitoring locations used in the analysis, all of which are residential areas located more the 500 feet from the project site.

<sup>16</sup> Transportation and Construction Vibration Guidance Manual, September 2013, Caltrans. See Table 19.

The analysis should also have included monitoring of noise levels in Runyon Canyon Park, in closer proximity to the proposed project.

What assumptions were made regarding the equipment mix and types of construction activity when conducting the noise analysis? How was the nature to the project foundations (and anchorage into bedrock) accounted for in the model? Model inputs are not included in Appendix H.

What assumptions were made about on-site operational noise sources? How was the project's potential to be used for large parties accounted for in the analysis? The DEIR fails to provide sufficient information about the assumptions used in conducting both the construction and the operational noise impact analysis.

In terms of construction vibration sources, the DEIR on page IV.K-16 merely states: "The Project's potential to generate damaging levels of groundborne vibration was analyzed by identifying construction vibration sources and estimating the maximum vibration levels that they could produce at nearby buildings, all based on principles and guidelines recommended by the FTA in its 2006 Transit Noise and Vibration Impact Assessment manual." However, the DEIR fails to disclose the assumed construction vibration sources, the associated maximum vibration levels used on the analysis, or the estimated maximum vibration levels obtained.

Table IV.K-6 does not include the type of equipment required for construction of the type of foundation specified in the Geotechnical Report for the proposed project. Project construction-related noise impacts are thus likely underestimated.

The DEIR fails to provide information on existing and with-project noise levels in Runyon Canyon Park, in the project vicinity. Instead it only addresses whether the increase in noise levels would be significant at the residential zones shown of Figure IV.K-1. There is substantial parkland acreage between the project site and the identified residential zones. The DEIR fails to address the potential noise impacts of project construction on park uses. The DEIR should include a map showing existing and with-project dBA noise contours in order to determine if construction noise impacts on parkland areas would be significant.

The analysis of potential building vibration damage impacts on page IV.K-21 only addresses residential structures that are over 500 feet away from the project site; the analysis completely ignores the potential for impacts to the historical resource on the site. In addition, the analysis only addresses the potential vibration generation of earthmoving equipment such as bulldozers and excavators and ignores the fact that the project's foundations must be anchored in bedrock.

The noise and vibration analysis contained in the DEIR is totally inadequate. It fails to provide sufficient information about the analytic method and inputs used, and thus does not allow the reader to determine if the analysis is accurate. It thus omits material necessary to informed decisionmaking and informed public participation. Most of the impact judgments in this section of the DEIR are conclusionary in nature and are not

supported by substantial evidence. In the absence of an adequate analysis, the potential for significant noise impacts to areas of Runyon Canyon Park proximate to the project site remain. In the absence of an adequate analysis, the potential for significant vibration impacts to the on-site historical resource remains.

## V. ALTERNATIVES

The alternative analysis should include analysis of a fully code-compliant substantially reduced (50-75% including basement and patio areas) alternative that does not require any of the following exceptions required for the proposed project as specified on page II-9 of the DEIR:

- 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;
- Zoning Administrator Determination (ZAD) to allow three (3) retaining walls instead of two (2) retaining walls of up to ten (10) feet;
- Zoning Administrator Determination (ZAD) to allow 28,012 cubic yards of grading (14,008 cubic yards of fill to be relocated on-site with no net export) in lieu of the maximum by right grading amount allowed for the RE40 zone allowed under the Hillside Development Ordinance.

This additional alternative should be in full conformance with requirements of the Baseline Hillside Ordinance, including Section 12.21 C.10(i) – Street Access. The alternative should include any necessary rehabilitation of the historical resource.

The alternatives analysis should also include a code-conforming alternative in which the existing historical resource is maintained as the primary residence, but a 1,200 square foot ADU is constructed on-site in the approximate location of the proposed project.

## CONCLUSION

As detailed in this letter, the DEIR provides an inaccurate and incomplete picture of both the proposed project and the potential environmental impacts of the proposed project and must be augmented and recirculated. In addition, as demonstrated in this comment letter, the project as proposed is not consistent with the City's Municipal Code and should therefore be denied. I may be contacted at 310-982-1760 or at [jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com) if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

----- Forwarded message -----

From: **John Tanner** <[tanner.john.david@gmail.com](mailto:tanner.john.david@gmail.com)>

Date: Mon, Oct 7, 2019 at 5:49 PM

Subject: 3003 Runyon Canyon Road

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms. Strelch,

I am writing you to convey my objection to the proposed development at 3003 Runyon Canyon Road. I am a resident at 2861 Seattle Drive and live nearby Runyon Canyon. My partner and I visit the park several times on a weekly basis. Right now the park has a special feel and doesn't feel touched by mega developments. Allowing this type of development will not only taint the rural and special quality of the park, it will also make it known it will set a precedent for other mega development in the area. It will be a "win" for mega projects. This is not small house and will be an eyesore for the park and be a nuisance during construction and after. Who knows what they plan to do at the property - parties, events, etc. This "house" is right in the middle of the park that everyone uses and cannot be allowed to be developed.

Thank you for your time and consideration.

Best regards,  
John Tanner

----- Forwarded message -----

From: **stacy sillins** <[lupio@aol.com](mailto:lupio@aol.com)>

Date: Mon, Oct 7, 2019 at 3:52 PM

Subject: 3003 Runyon Canyon Rd.

To: <[erin.strellich@lacity.org](mailto:erin.strellich@lacity.org)>

Dear Ms. Strellich-

My husband and I would like to express our strong opposition to any development in Runyon Canyon Park. With increasing density in Los Angeles, our existing open space and parkland becomes more and more precious. As a neighbor close to the park, we feel a sense of responsibility to preserve it for future generations.

With that said, we are not professionals in Real Estate or law and therefore do not feel equipped to speak intelligently about the lack of issues raised in the DEIR for 3003 Runyon Canyon Rd.

Although it is quite disturbing the difference between the prior DIER and this current one. Why were the issues mostly significant then and less than significant now?

With potentially three years of construction, close to 2 million park visits per year, impacts on wildlife and wildlife corridors, there is no way the impacts are less than significant.

We can say that we fully support the letters you have received from SMMC, HHWNC, The Hillside Federation and the Upper Nichols Canyon Neighborhood Association.

Our experience with developers building houses this big, is that they are being built as a trophy and party house. Why would a family of four need two infinity pools? That is just one example.

We ask that you deny this project as it is proposed at this time.

If you haven't been to Runyon in a long time or have never been there, I encourage you to take a trip there with some members of the Community.

Thank you for your time-  
Stacy Sillins and Elio Lupi

----- Forwarded message -----

From: <[misterkonik@aol.com](mailto:misterkonik@aol.com)>

Date: Mon, Oct 7, 2019 at 9:05 AM

Subject: Planned House at 3003 Runyon Canyon Road

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms. Strelich,

If this project gets through the Planning Department, there will be something like a revolution in the Park, and you and your colleagues will suddenly be very famous.

Please stop this absurdity now. It's already gone too far.

sincerely,  
MK

[MichaelKonik.com](http://MichaelKonik.com)

----- Forwarded message -----

From: **Adam Raspler** <[adrasp@gmail.com](mailto:adrasp@gmail.com)>

Date: Mon, Oct 7, 2019 at 8:49 AM

Subject: Runyon

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Hello...

I live in Nichols Canyon (very close to Runyon Canyon). I just want to voice that I oppose the proposed project at 3003 Runyon Canyon. I believe Runyon Canyon is a public place for the people (and wildlife) of Los Angeles to enjoy nature & tranquility. In my opinion, it's not the proper place to construct a mega-mansion and all the construction vehicles, noise, traffic & environmental impact associated with a construction project of that scope.

Best,  
Adam Raspler

----- Forwarded message -----

From: **Gwen Uman** <[GUman@vitalresearch.com](mailto:GUman@vitalresearch.com)>

Date: Mon, Oct 7, 2019 at 7:46 AM

Subject: Development of property at 3003 Runyon Canyon Road

To: [erin.strelich@lacity.org](mailto:erin.strelich@lacity.org) <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms. Strellich,

I am a homeowner at 3113 Nichols Canyon Road and every week I use Runyon Canyon Park for recreation and maintaining fitness. I've been following the issues surrounding development of the above cited property. I completely oppose such a large and inappropriate development for all of the reasons stated by SMMC and the Hillside Federation. I am particularly concerned about the environmental impact on plant and animal life. Of equal concern is the stability of the hillside area, water use and sewage disposal. Every aspect of our important open spaces in Los Angeles that enhance our quality of life and species biodiversity should be considered, and all actual and potential damage mitigated before approval is considered for this project by the City of Los Angeles.

Sincerely,

Gwen Uman

**Gwen C. Uman, Ph.D.**

Partner Emeritus

Vital Research, LLC | 6380 Wilshire Blvd. | Suite 1700 | Los Angeles, CA 90048

[guman@vitalresearch.com](mailto:guman@vitalresearch.com) | 323.497.9889 | 323.876.9529 (fax)

[www.vitalresearch.com](http://www.vitalresearch.com)

----- Forwarded message -----

From: **Curt Eddy** <[curt.eddy7@gmail.com](mailto:curt.eddy7@gmail.com)>

Date: Sun, Oct 6, 2019 at 9:41 PM

Subject: 3003 Runyon Canyon

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Cc: Curt Eddy <[curt.eddy7@gmail.com](mailto:curt.eddy7@gmail.com)>

Dear Ms Strellich:

My wife and I live at 2816 Nichols Canyon Road, Los Angeles, 90046. We have lived here for 19 years and are contacting you to express our strong opposition to the 13,000+ square foot mansion that is under consideration for permit at 3003 Runyon Canyon. Our home is close to Runyon Canyon and, along with thousands of others, we enjoy the park and the nature it provides in a metropolitan area. Such a structure will displace the ever-shrinking wildlife population, cause damage to the environment, and minimize the natural beauty and recreation of the park.

This is of major importance to ourselves and many of our neighbors and urge the city planning department to vote against this structure.

Kind regards,

Curt Eddy and Jacqueline Reich  
2816 Nichols Canyon Road  
Los Angeles, CA 90046

----- Forwarded message -----

From: **Kara Walters** <[karajeannewalters@gmail.com](mailto:karajeannewalters@gmail.com)>

Date: Sun, Oct 6, 2019 at 5:16 PM

Subject: Runyon canyon proposed development

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

To whom it may concern

My family and I are lucky enough to reside on la Brea terrace at the foot of Runyon canyon we marvel at its untouched beauty every morning as we walk our dog.

We are joining the many voices of protest against this proposal. It would be a devastating blow to “commercialize” and develop this area of natural beauty. Especially with such an overblown monstrosity. We are concerned not only with the environmental and geographical issues of developing such a huge property but also with the eyesore that will be unavoidable for all if it is actually built.

A firm NO from us on la Brea terrace.

Many thanks

Kara Walters and Zane Lowe

----- Forwarded message -----

From: **Thomas Lavin** <[Thomas@thomaslavin.com](mailto:Thomas@thomaslavin.com)>  
Date: Sun, Oct 6, 2019 at 4:01 PM  
Subject: 3003 Runyon Canyon Road  
To: [erin.strelich@lacity.org](mailto:erin.strelich@lacity.org) <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms. Strellich,

I reside at 7535 Lolina Lane, in Nichols Canyon. I oppose the project at 3003 Runyon Canyon Road for the following reasons:

- In an already overcrowded city, there are very few opportunities for people to gather in nature/green spaces
- Runyon is a special gathering place not only for people, but also a refuge for wildlife
- We continue to encroach in place that bring peace and joy to a frantic society, while also eliminating the ability of wildlife to simply to
- Our neighborhood is one of the few places in Los Angeles - an urban center - that shares existence with hawks, owls, quail, deer, lizards, frogs, bats, raccoons, coyotes, snakes etc.

Projects such as the proposed eliminate the very reason why the flora, fauna , and current residents are here. The real cost of such a project is too great to calculate.

I strong oppose the project at 3003 Runyon Canyon and urge your support for its elimination.

Thank you,

Thomas Lavin

Sent from my iPad  
at Pacific Design Center | 8687 Melrose Ave, Suite B310 | West Hollywood, California 90069  
tel [310 278 2456](tel:3102782456) | fax [310 278 2469](tel:3102782469) | [www.thomaslavin.com](http://www.thomaslavin.com)

----- Forwarded message -----

From: **mary robinson** <[maryrobinson0266@sbcglobal.net](mailto:maryrobinson0266@sbcglobal.net)>

Date: Sun, Oct 6, 2019 at 12:54 PM

Subject: Opposition to construction at 3003 Runyon Canyon Road

To: [erin.strelich@lacity.org](mailto:erin.strelich@lacity.org) <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

My name is Mary Robinson. I live at 8086 Woodrow Wilson Drive LA ca 90046.

I oppose the project at 3003 Runyon Canyon Road and I support the opposition expressed by SMMC Hillside Federation.

The size of the proposed construction is completely out of keeping with other homes in the area. It will bring irrevocable changes to the environment, to the wildlife whose natural habitat will be further invaded and to the community who use Runyon Canyon Park daily as a respite. Please stop this egregious violation to LA's environmental jewel known as Runyon Canyon.

Mary Robinson

----- Forwarded message -----

From: **Fiona Heyes** <[fionahey@me.com](mailto:fionahey@me.com)>

Date: Sat, Oct 5, 2019 at 4:29 PM

Subject: 3003 Runyon Canyon Road

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms Strellich

I hope this message finds you well.

I am writing as a resident of 2815 Nichols Canyon Road. We have lived as a family in the direct area for three years and greatly value the peace, wildlife and discreet modesty of this part of the world. We feel immensely fortunate to engage with the natural beauty of the simple environment with our eyes and ears every day.

We implore you not to allow the monstrously huge building development at 3003 Runyon Canyon Road. The Frank Lloyd Wright building is beautiful and more than enough. Please don't allow the gateway to be paved for other buildings such as this and 2070 Nichols Canyon Road. So many people enjoy Runyon Canyon as one of the only accessible parks for their outdoor physical and mental wellbeing. To allow this to be overwhelmed and belittled by so few wealthy is to take away something precious from so many. It seems unjust and vulgar and I hope that you can support us in preserving this precious and fragile ecosystem where people and wildlife have room for each other.

Many thanks for your time.

Yours faithfully

Fiona Heyes and Family

Sent from my iPhone

----- Forwarded message -----

From: **J Brad Willis** <[bradleywillis@mac.com](mailto:bradleywillis@mac.com)>

Date: Sat, Oct 5, 2019 at 3:39 PM

Subject: Stop Runyon Development

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Ms. Strelch,

I am writing to express my opposition to the development of a 13,000 square foot house at 3003 Runyon Canyon Road.

Throughout the years, Runyon Canyon has been an 'outdoor gym' for millions of nearby residents such as myself. I hiked in the park for months to train for a hiking trip to the Himalayas. When I had Great Danes, I often took them to the park so they could run. The park should be preserved for the enjoyment of all Angelenos, and any further development in addition to that which is already there will hinder our ability to enjoy the natural beauty of the park.

I am urging you to reject the request to develop the proposed home.

Thank you for your consideration.

Brad Willis, resident of Woodrow Wilson Drive

----- Forwarded message -----

From: **Gail Natzler** <[natzler@icloud.com](mailto:natzler@icloud.com)>

Date: Sat, Oct 5, 2019 at 2:59 PM

Subject: Runyon Canyon Park

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms. Strellich,

We have been hiking in Runyon Canyon since the 1970s. In fact we can walk there from our home on Woodrow Wilson Drive, though now prefer to drive and hope a parking space can be found. It is rare to find natural, undeveloped open space outside of Griffith Park which is now so over-run and dusty that we don't hike there anymore.

We request that you respect the Greater Good of both nature—flora and fauna—and the inhabitants of Los Angeles who enjoy getting a needed respite by hiking there. Any additional development would be a loss to the park area. Please save this environment by not allowing acreage to be chopped up for the sake of yet another mansion.

Houses and development are slowly encroaching and devouring the hills everywhere. Please save Runyon Canyon Park from this ongoing process. We hope you will come and enjoy hiking here yourself. Let us preserve this open space as intact as possible.

Thank you very much for working with nature lovers to save the Runyon Canyon Park environment.

Thanks again,

Gail Reynolds Natzler  
7837 Woodrow Wilson Drive  
Los Angeles, 90046

----- Forwarded message -----

From: **ellen guylas** <[eguylas@yahoo.com](mailto:eguylas@yahoo.com)>

Date: Sat, Oct 5, 2019 at 2:22 PM

Subject: 3003 Runyon Canyon Road

To: [erin.strelich@lacity.org](mailto:erin.strelich@lacity.org) <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms. Strelich, I am writing to oppose the 3003 Runyon Canyon Road project. I have lived on Cervantes Place, near the north entrance of the park since 1983 and have seen simply horrendous changes to our neighborhood and Runyon Canyon in the years since then. The city has created a monster that seems to know no bounds. Allowing a 13000 sq. ft. house to be built in the middle of a park which is supposed to remain a rustic haven for both the 2-legged and 4-legged inhabitants of the area is simply unconscionable. I hope you will read and heed the very detailed opposition letter from the Santa Monica Mountain Conservancy which sets out a myriad of reasons why this project should not be approved as it now stands.

Thank you, Ellen Guylas

----- Forwarded message -----

From: **Toni Maier** <[tonim@onlocation.com](mailto:tonim@onlocation.com)>

Date: Sat, Oct 5, 2019 at 2:15 PM

Subject: Opposition: 3003 Runyon Cyn Rd

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Hello Erin

I am the property owner at 2410 Astral Drive. I strongly oppose the development of this project!

Runyon Cyn is a well preserved natural area, but building a giant estate in the middle of the park will do irreparable harm to the area and force many resident animals and fauna to lose their home. Not to mention congestion and an unsightly modern structure in the middle of a peaceful neighborhood.

Please deny this building permit and respect this natural Santa Monica Mtn environment

Thank you !

Toni

Toni Maier

[www.onlocation.com](http://www.onlocation.com)

323-469-9941

c#323-828-1777

efax: 323-704-3552

----- Forwarded message -----

From: **Toni Maier** <[tonim@onlocation.com](mailto:tonim@onlocation.com)>

Date: Mon, Oct 7, 2019 at 8:24 AM

Subject: Re:Support: 3003 Runyon Cyn Rd

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Erin

After examining the property, i reverse my opinion on this property and find it appropriate for the site. I support this project

Thank u

Toni

Toni Maier

[www.onlocation.com](http://www.onlocation.com)

323-469-9941

c#323-828-1777

efax: 323-704-3552

> On Oct 5, 2019, at 2:15 PM, Toni Maier <[tonim@onlocation.com](mailto:tonim@onlocation.com)> wrote:

>

>

> Hello Erin

> I am the property owner at 2410 Astral Drive. I strongly oppose the development of this project!

> Runyon Cyn is a well preserved natural area, but building a giant estate in the middle of the park will do irreparable harm to the area and force many resident animals and fauna to lose their home. Not to mention congestion and an unsightly modern structure in the middle of a peaceful neighborhood.

> Please deny this building permit and respect this natural Santa Monica Mtn environment

> Thank you !

> Toni

> Toni Maier

> [www.onlocation.com](http://www.onlocation.com)

> 323-469-9941

> c#323-828-1777

> efax: 323-704-3552

----- Forwarded message -----

From: **Linda Feferman** <[lfeferman@gmail.com](mailto:lfeferman@gmail.com)>

Date: Sat, Oct 5, 2019 at 1:05 PM

Subject: 3003 Runyon Canyon Road

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

As a resident in Nichols Canyon, 1 mile from this proposed building site, I vehemently disagree with your departments' current assessment to let the home be built on that land as you allegedly are intending. You are well aware of all the verifiable reports enumerating the ecological and other legitimate reasons not to allow this project to go forward. Please use your authority in favor of canceling the project.

Linda Feferman  
2801 Westbrook Ave.  
Los Angeles, CA 90046

Linda Feferman  
[www.lindafeferman.com](http://www.lindafeferman.com)

----- Forwarded message -----

From: **Verna Cornelius** <[vcor@roadrunner.com](mailto:vcor@roadrunner.com)>

Date: Sat, Oct 5, 2019 at 10:21 AM

Subject: Runyon Canyon.

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Ms. Strellich.

I have lived in the Hollywood Hills for over 30 years. I lived opposite Runyon Canyon when it was a lovely, and quiet, Soon there will be no room for nature and wildlife.

Please do not allow this huge new building to go ahead.

I think it is the thin edge of the wedge.

Thank you.

Verna Cornelius

----- Forwarded message -----

From: **Richard Kaufman** <[richard@goodspot.com](mailto:richard@goodspot.com)>

Date: Sat, Oct 5, 2019 at 10:14 AM

Subject: Runyon Canyon

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Cc: Stacy Sillins <[s.sillins@nicholscanyon.org](mailto:s.sillins@nicholscanyon.org)>

Hi Erin,

As a 26 year resident of the Runyon Canyon area and a daily dog walker of two beautiful puggles, I ask that you fully consider the short and long term impact this gargantuan real estate project will have on the people and animals who are part of this tranquil ecosystem. Please Erin, do not condemn the many for the greed of the few.

Respectfully,

Richard Kaufman  
2665 Nichols Canyon Road  
Los Angeles, 900046

----- Forwarded message -----

From: **Alex Hardcastle** <[alexhardcastle@me.com](mailto:alexhardcastle@me.com)>

Date: Sat, Oct 5, 2019 at 10:12 AM

Subject: 3003 Runyon Canyon Park

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Dear Erin,

I hope that this email finds you well.

I wanted to write to you regarding the proposed construction at 3003 Runyon Canyon.

As a neighbour (at 7670 Seattle Place) and as a daily user of the park, I strongly object to the project on the grounds that it will do irrevocable damage to the park, which is one of the few natural environments that we have right in the middle of the city, not to mention the damage that it will do to the wildlife. I strongly support the opposition expressed by SMMC, Hillside Federation.

Any help that you can give us to be heard would be very greatly appreciated

Many thanks & Best Wishes

Alex Hardcastle

US Cell: +(1) 310-729-5783

e-mail: [alexhardcastle@me.com](mailto:alexhardcastle@me.com)

web: [www.alexhardcastle.net](http://www.alexhardcastle.net)

----- Forwarded message -----

From: **Merrin Dungey** <[merrindungey@me.com](mailto:merrindungey@me.com)>

Date: Sat, Oct 5, 2019 at 8:56 AM

Subject: Runyon Canyon Park

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Good Morning Erin

As a resident of upper Nichols Canyon for over 17 years, I strongly oppose the construction in Runyon Park. My family and I have enjoyed the walks and wildlife in there for many years, and I think the new construction will devastate the area.

Thank you for hearing me out.

Best

Merrin Dungey Drake

2906 Nichols Canyon Rd

----- Forwarded message -----

From: **Bob Tzudiker** <[bobtz@mac.com](mailto:bobtz@mac.com)>

Date: Sat, Oct 5, 2019 at 8:53 AM

Subject: 3003 Runyon Canyon Rd. project - opposing

To: <[erin.streilich@lacity.org](mailto:erin.streilich@lacity.org)>

Dear Ms. Streilich,

I live in and have walked the hills and park of Nichols Canyon since 1991. I am troubled by the scale of the proposed house at 3003 Runyon Canyon Road.

The number of concrete trucks and other service vehicles will make the park virtually unusable and challenge the safety of the fragile roadway. The combination of a narrow road populated by pedestrians and dogs with concrete trucks could be a deadly mix.

I also have concern about light pollution, given that the house faces wild areas of the park. I doubt the mountain peak would be allowed to be razed and concrete-sized under current rules. Only the existence of the existing Historic house makes building possible.

Speaking of the current house, it would be jeopardized by its relegation to outbuilding status. My understanding is that this would allow future changes that would not be allowed currently to an Historic residence.

Thank you,  
Bob Tzudiker  
7534 Woodrow Wilson Dr.  
LA 90046

----- Forwarded message -----

From: <[akakoyiannis@me.com](mailto:akakoyiannis@me.com)>

Date: Sat, Oct 5, 2019 at 8:23 AM

Subject: 3000 Runyon canyon

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Erin:

I live at 2820 Nichols Canyon Pl, Los Angeles CA 90046 and enjoy the natural setting of Runyon on a daily basis. I won't go into detail of why I oppose building this house as it is obvious and the negative impact demonstrated by experts that are assigned to protect and serve our community, not high rollers that want a nice view.

With all that is going on in our government and how leadership is consistently and blatantly failing our citizens, I hope our local representatives do not, and use the wealth of information provided to stop this development.

Best

Alex

Best,

Alex

----- Forwarded message -----

From: **LEE ROSE** <[lrose2050@aol.com](mailto:lrose2050@aol.com)>

Date: Sat, Oct 5, 2019 at 8:11 AM

Subject: From lee rose

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

I am opposed to the house projected for 3003 Runyon cyn.. there is no place for this kind of home up here  
I live at 2851 nichols canyon road, Los Angeles CA 90046, United States  
And have for 25 years.. please protect our neighborhood ...

----- Forwarded message -----

From: **Anastasia K Mann** <[anastasiamann@icloud.com](mailto:anastasiamann@icloud.com)>

Date: Thu, Sep 26, 2019 at 9:40 PM

Subject: 3003 RUNYON CANYON ROAD, Hollywood CA

To: Erin Strellich <[erin.strellich@lacity.org](mailto:erin.strellich@lacity.org)>

Best regards to you, Erin:

I am writing to you now as an individual, not in my position as president of HHWNC

First of all, I am a child of Hollywood. I was born here and have lived here all my life. Even my first apartment and my first home were in Hollywood within what's now the Hollywood Hills West Community. I have lived adjacent to Runyon Canyon for over 40 years.

The reality of private home ownership within Runyon today raises many questions due to the proliferation of AirBNB type rentals (currently underway) and party houses (also currently occurring at the other private residence in Runyon). These actions have allowed the locked gate entry codes to be shared with "transient guests".

These activities in themselves have created environmental hazards within this Wilderness Park zone, elevating the risk of fire, for example.

The sheer magnitude of the construction of this @24,000 sq ft property is enough to warrant a common sense reaction to the ultimate affects on the wildlife corridor as well as the limited infrastructure in the park.

It's clearly contradictory to the land use for which this property has been sacrosanct for generations.

There is always a certain sense of suspicion to any DEIR paid for by the developer. That's not news. This particular one is beyond comprehension.

You already have many detailed comments with specific examples of the concerns of residents, visitors and even far away admirers of this protected land.

I just want to add my personal voice to those concerns.

We must be the protectors of what's left of this park otherwise my fear is that it will ultimately end up covered in mixed use towers from Franklin to Mulholland.

Thank you for your time.

Anastasia Mann

*Anastasia Mann*

[Anastasiamann@icloud.com](mailto:Anastasiamann@icloud.com)

*7220 Outpost Cove Drive  
Hollywood, CA 90068*

*310-753-9777 cell  
323-876-5641 home*

*Sent via iPhone #%^#^\*~¥*

----- Forwarded message -----

From: **Jacquelin Sonderling** <[jaxmira@gmail.com](mailto:jaxmira@gmail.com)>

Date: Sun, Sep 29, 2019 at 9:42 PM

Subject: 3003 N. Runyon Canyon Road

To: <[Erin.Strelich@lacity.org](mailto:Erin.Strelich@lacity.org)>

Erin -

I live adjacent to the parking area at the Mulholland side of Runyon Canyon Park, and I'd like to express my feelings about the proposed project at 3003 N. Runyon Canyon Road.

In a word -- no.

Runyon Canyon is a unique area - a beautiful wilderness area in the midst of a busy city. And it's critical that it stay that way. A 20,000+ square foot project doesn't belong there. A 10,000 square foot project doesn't belong there. This is an urban wilderness and needs to remain that way.

We successfully fought the proposed basketball court several years ago. And while I realize there are many differences, there are also many similarities. The main one being the disruption and destruction it will bring to the park - with consequences that will ripple throughout the entire area. This is urban wilderness. You don't put a 20,000+ project in the middle of urban wilderness.

Secondly, I have concerns about what this project - especially the grading -- will do to the hillside. We have enough erosion from the overuse of the Park. We don't need to invite more problems. And I'm sure there is more to this project than we've been told - which to me translates into more destruction of the land.

Next, while the environmental impact report says construction will have minimal impact on the adjacent areas and hikers - that's just not true. As I said, I'm adjacent to the parking area. I already hear car stereos, people talking, car doors slamming - all inside my house. Do you think those of us who live there won't also hear the construction trucks and crews arriving every morning at 6 or 6:30am? How disruptive and negatively impactful is that?

We're already inundated by more people than the park can accommodate. Without daily parking enforcement, we can't get in and out of our streets, let alone through the intersection at Mulholland. The insanity starts as soon as the gates are unlocked, about 4:30 or 5:00 in the morning. By 7 or 8, the parking area is often full. And yet you want to add construction trucks into the mix? This is absurd.

We also have to contend with frequent film, television and photo shots. And now you want to add construction? Your environmental impact report takes none of this into account.

I also have concerns that this will be turned into a party house. I know you can't deny permits based on what a house might become. But we're already having problems with an Air BnB within the park. This house has the potential to put our safety at even greater risk.

But I go back to my main point.

Our unique urban wilderness is not an appropriate site for a project of this size.

Please feel free to contact me if you want to talk about this further.

Sincerely,

Jacquelin Sonderling  
2657 Desmond Estates Road

----- Forwarded message -----

From: **Thomas Watson** <[thomasbwatson@gmail.com](mailto:thomasbwatson@gmail.com)>

Date: Mon, Oct 7, 2019 at 9:26 PM

Subject: 3003 Runyon Canyon Road

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

Cc: Mr. Andrew Robert Klayman <[arklayman@yahoo.com](mailto:arklayman@yahoo.com)>

As a 19-year resident on Mulholland Drive, who walks daily to Runyon Canyon, I write to strongly oppose this project. The wildlife in the area are already on the brink. I see far fewer animals than just a few years ago. No new construction of this scale should be allowed.

Thomas Watson  
7582 Mulholland Dr  
LA 90046  
310-890-9080

----- Forwarded message -----

From: **Holly Han** <[hollyhan@berkeley.edu](mailto:hollyhan@berkeley.edu)>

Date: Sun, Oct 13, 2019 at 12:38 AM

Subject: Proposed Runyon Canyon Development

To: <[erin.strelich@lacity.org](mailto:erin.strelich@lacity.org)>

To whom it may concern:

Although my email is late, I hope it is not too late to be taken into consideration. I have been hiking as an LA local and then later training as a marathon runner and triathlete for 20 years at Runyon Canyon. I live a few minutes away at 3528 Multiview Drive. I have seen the canyon evolve over the years, and the beauty that I have seen is uniquely LA. I have seen large snakes, spiders the size of my hand, majestic views and hundreds of humming birds feeding on nectar in the spring. I have walked with Orlando Bloom and Miranda Kerr at Runyon and chatted with them about babies because they noticed my infant daughter.

I have witnessed the goat and horse who used to live in the house near the entrance of Runyon leave because the goat's leg was bitten by a dog. "Real" hikers scoff at those who consider Runyon a real hike, but they have no idea that I trained for the Honolulu marathon by running the Runyon loop 8x. Many of us who live nearby view Runyon as their happy place. It's the primary reason I live in Hollywood Hills and do not plan on moving.

Although I have a MBA, real estate broker's license and owned an architecture firm, I do not agree with the Runyon Canyon Development. It has not been well thought out and it benefits one family as opposed to the wildlife, regulars, locals, and tourists who consider Runyon their home or sanctuary. The proposal is lacking in risk management on its environmental impact to the Canyon.

Thank you for your consideration.  
Holly Han

Holly Han  
M 310 869 9448  
[hollyhan@berkeley.edu](mailto:hollyhan@berkeley.edu)  
<http://www.linkedin.com/in/hollyhan/>

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Thank you for your consideration.  
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