

Appendix L:  
Previous Approval

CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
221 N. FIGUEROA STREET  
LOS ANGELES, CA 90012-2601  
CITY PLANNING  
COMMISSION

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VICE-PRESIDENT  
JORGE JACKSON  
MARNA SCHNABEL  
NICHOLAS H. STONNINGTON

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 580-5234

EXECUTIVE OFFICES  
16TH FLOOR

CON HOWE  
DIRECTOR  
(213) 580-1160

FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR  
(213) 580-1163

GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 580-1165

ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 580-1167

FAX: (213) 580-1176

INFORMATION  
(213) 580-1172

DATE: September 29, 1999  
APPLICANT: Frank Glynn, AIA  
425 1/2 Main Street  
El Segundo, CA 90245  
OWNER: Kodiak Holdings  
2756 Green Valley Parkway #301  
Henderson, Nevada 89014  
LOCATION: 3003 Runyon Canyon Boulevard  
CASE NO: CPC 96-0318 (DRB)(MSP) CE 96-08363  
ORDINANCE: ZI 1224: Mulholland Scenic Parkway Specific Plan (Ordinance 167,943)  
COUNCIL DIST.: 4  
MAP NUMBER: 7013 & 7014  
REQUEST: Construction of a new single-family residence containing approximately 8,500 sq. ft., with a maximum building height of 45 feet.

This project was conditionally approved on November 21, 1996 by the Mulholland Scenic Parkway Design Review Board. The Director of Planning Determination and Findings letter was issued November 29, 1996, conditionally approving the project pending approval of the conditions. The applicant then submitted additional materials for the Design Review Board to review for compliancy with these conditions at its September 23, 1999 meeting. The Design Review Board recommended approval of Conditions 2 and 4. I approve Conditions as initially required in the 1996 Determination Letter.

CON HOWE  
Director of Planning

*Jack Sedwick*  
*by Frank Glynn*  
JACK C. SEDWICK  
Principal City Planner

cc: Council District No. 4  
Department of Building and Safety

CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DIRECTOR OF PLANNING  
DETERMINATION AND FINDINGS

CITY PLANNING  
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ROBERT L. SCOTT  
VICE-PRESIDENT

LES HAMASAKI

MARNA SCHNABEL

ANTHONY N. R. ZAMORA

RAMONA HARO  
SECRETARY

(213) 580-5234

DEPARTMENT OF  
CITY PLANNING

6255 VAN NUYS BOULEVARD  
VAN NUYS, CA 91411  
(818) 756-8044

CON HOWE  
DIRECTOR

(213) 580-1160

FRANKLIN P. EBERHARD

DEPUTY DIRECTOR

(213) 580-1163

GORDON B. HAMILTON

DEPUTY DIRECTOR

(213) 580-1165

ROBERT H. SUTTON

DEPUTY DIRECTOR

(213) 580-1167

FAX (213) 580-1176

TO: Frank Glynn Architect, AIA  
425½ Main Street  
El Segundo, CA 90245

DATE: December 17, 1996

CASE NO: CPC 96-0318 (DRB)(MSP)

LOCATION: 3003 Runyon Canyon Boulevard

PROJECT: Construction of a new single-family residence containing approximately 8,500 square feet, with a maximum building height of 45 feet.

At its November 21, 1996 meeting, the Mulholland Scenic Parkway Design Review Board reviewed the proposed project and recommended approval, with conditions. Therefore, I concur with the board's recommendation, issue the attached Findings and conditionally approve the proposed project as submitted in the plans stamped "Received" by the Department of City Planning on October 10, 1996.

CON HOWE  
Director of Planning

*Jack Sedwick*  
JACK SEDWICK

Principal City Planner

cc: Council District #4  
Building and Safety

This determination is final unless an appeal is filed within 15 calendar days after the date above of the Director's Determination.



## CONDITIONS OF APPROVAL

### Standard Conditions

1. Any changes to the subject project, plans dated October 10, 1996, shall be approved by the Director of Planning. The plans must be submitted to the Director of Planning or his designee for sign-off prior to obtaining a building permit. Each change shall be identified and justified in writing.
2. This approval is for the construction of a new single-family residence containing approximately 8,500 square feet. The building height of the project shall not exceed 45 feet, measured from the lowest point of the natural grade to the rooftop.

### Additional Conditions

1. As a requirement of the viewshed study, photographs of the northwest view shall be submitted to the Director of Planning or his designee to ensure that the project is not visible from Mulholland Drive. In the event that the viewshed study indicates the project to be visible, this determination shall become null and void.
2. Plans indicating the color of the proposed stone wall and building shall be submitted for approval by the Mulholland Design Review Board.
3. A method to ensure a proper water run-off from the swimming pool shall be indicated on the plans for approval by the Director of Planning or his designee.
4. A set of landscape plans indicating the use of native plant materials shall be submitted for approval by the landscape architect of the Mulholland Scenic Parkway Design Review Board.

## FINDINGS

Based on consideration of the plans prepared by Frank Glynn Architect and stamped "Received" by the Department of City Planning on October 10, 1996, the Director of Planning makes the following findings in accordance with the applicable standard design review criteria of Ordinance No. 167,943.

1. The proposed project conforms to all of the applicable provisions contained within the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943).

2. The project is located within 200 feet of public parkland. However, the project preserves the residential character along the Mulholland right-of-way because it will not be developed adjacent to Mulholland Drive. The location of the project is close to ½ a mile from Mulholland Drive and is in the "outer corridor."
3. The project will minimize erosion on the site with use of ground cover and proper drainage control.
4. The project preserves the natural vegetation and the existing ecological balance by using new ground cover to intermingle with the existing plant materials. The existing vegetation on the site will be retained.
5. The project protects identified archaeological and paleontological sites, as no grading or development will occur near those sites.
6. The project minimizes driveway access into the right-of-way, as no new one is proposed and the existing driveway access to the project site is approximately ½ a mile from Mulholland Drive.
7. The proposed grading is minimized by preserving and protecting the prominent ridge. The proposed 1,751 cubic yards will be graded below the ridge and is less than one cubic yard of earth per four square feet, which conforms to the grading provisions (Section 6.C.1) of the specific plan.
8. The proposed project is categorically exempt from the California Environmental Quality Act according to the City CEQA Guidelines (Article VII, Section I) under Class 3, Category 1. [Log reference CE 96-0863 (DRB)]
9. The project is in conformity with the Los Angeles Municipal Code and other applicable laws. The responsible departments and agencies will review the project and ensure compliance.



## STAFF REPORT

### REQUEST:

To permit the construction of a new single-family residence containing approximately 8,500 square feet, with a maximum height of 45 feet.

### BACKGROUND:

This project originally had a different building design and was planned to be developed on the top of a prominent ridge. Because the Mulholland Scenic Parkway Specific Plan prohibits visible development on the top of a prominent ridge, the applicant filed for a specific plan exception, under CPC 95-0028 (SPE), for approval by the City Planning Commission in 1995. The City Council ultimately disapproved the request and upheld the provisions of the specific plan. The Mulholland Design Review Board met with the applicant for preliminary review of the project and did not support the specific plan exception.

On October 10, 1996, the applicant met with staff for review of a new design of the project. The new project offered a better location below the prominent ridge and did not appear to be visible from Mulholland Drive. The new project showed much improvement and appeared to be in conformance with the provisions of the specific plan. Staff advised the applicant to file for design review by the board and pay the appropriate fees. Subsequently, the applicant submitted a design review application and required materials.

### DISCUSSION:

The Mulholland Scenic Parkway Design Review Board discussed the project on November 21, 1996 at its meeting and determined that the project conforms to the specific plan. Additionally, the board instructed that the new project include a viewshed study ensuring that the development is not visible from Mulholland Drive, a stipulation for the color of the proposed building and stone wall, a method explaining the water run-off from the proposed swimming pool, and a landscape plan indicating the use of native plant materials.

### ENVIRONMENTAL CLEARANCE:

This project is categorically exempt from the California Environmental Quality Act according to the City CEQA Guidelines (Article VII, Section I) under Class 3, Category 1. [Log reference CE 96-0863 (DRB)]

**CONCLUSION:**

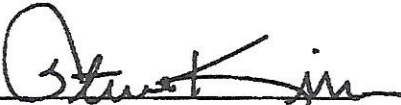
On November 21, 1996, the Mulholland Scenic Parkway Design Review Board reviewed the project per Section 11 (DESIGN REVIEW PROCESS) of the Specific Plan and recommended conditional approval.

**REVIEWED BY:**



Deuk Perrin  
City Planner

**PREPARED BY:**



Steve Kim  
Planning Assistant