

**SANTA MONICA MOUNTAINS CONSERVANCY**

RAMIREZ CANYON PARK  
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MALIBU, CALIFORNIA 90265  
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**SMMC**  
**Item 10(b)**  
**9-23-2019**

April 29, 2015

Mulholland Design Review Board  
City of Los Angeles  
6262 Van Nuys Boulevard, Suite 351  
Van Nuys, California 91401

**DIR-2015-1419-DRB-MSP-P, 3003 Runyon Canyon Road**

Dear Design Review Board Members:

The Santa Monica Mountains Conservancy (Conservancy) has reviewed the submitted package for the proposed inholding project in the City's Runyon Canyon Park and offers the following comments.

Given that this lot is located dead center in the City's most heavily used natural park outside of Griffith Park, the site of any and all improvements within the lot is critical. The ultimate house site must minimize visibility from all usable portions of Runyon Canyon Park and from any adjoining public parklands and Mulholland Drive. The ultimate site must minimize direct and indirect impacts to the park's ecology and watersheds. The design of the house must also blend into the landscape.

The proposed house is in the worst possible location for minimizing impacts to public parkland. The proposed house would introduce adverse lighting and permanent fuel modification impacts where currently there are none. The proposed house design and form do not blend into the landscape.

We encourage the applicant to choose a location well away from the prominent nose of a prominent ridgeline. It is improbable that a new house of anywhere near the proposed dimension can be sited in this general vicinity of the property without resulting in unavoidable significant adverse visual and ecological impacts.

It takes a lot of water to hide a large house with landscaping. That objective is even tougher when most of the dirt is at a much lower elevation than the house. The water demands to establish and maintain such landscaping on an exposed ridge with extremely well drained rocky soils would be substantial.

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In short the proposed project falls very far short of meeting the objectives and policies of the Mulholland Specific Plan.

Lastly we encourage the applicant to make a conservation easement to the Mountains Recreation and Conservation Authority an integral and inseparable part of the project proposal. The approximately 4.5-acre property has lots of viewshed, watershed, and habitat that is integral to Runyon Canyon Park's resources. Every square foot of a proposed project that is not part of the development footprint should be protected by a conservation easement. That conservation easement would only allow fuel modification as required by the Fire Department and the cultivation of plants native to the eastern Santa Monica Mountains.

If either the staff or applicants have any questions, please contact me at 310-589-3200 ext. 128 or by e-mail at [edelman@smmc.ca.gov](mailto:edelman@smmc.ca.gov).

Sincerely,

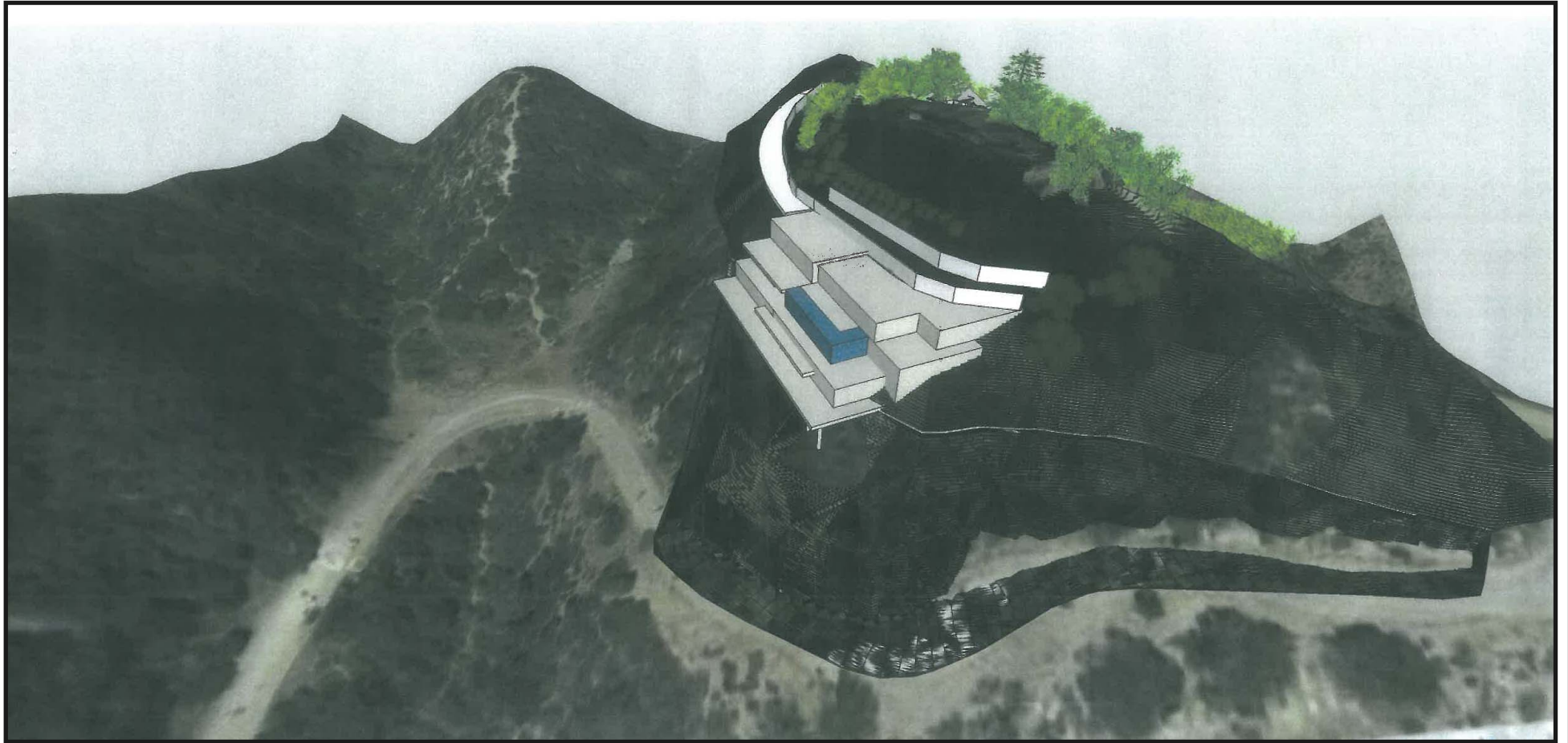
A handwritten signature in black ink, appearing to read "Paul Edelman", with a long horizontal flourish extending to the right.

PAUL EDELMAN  
Deputy Director  
Natural Resources and Planning

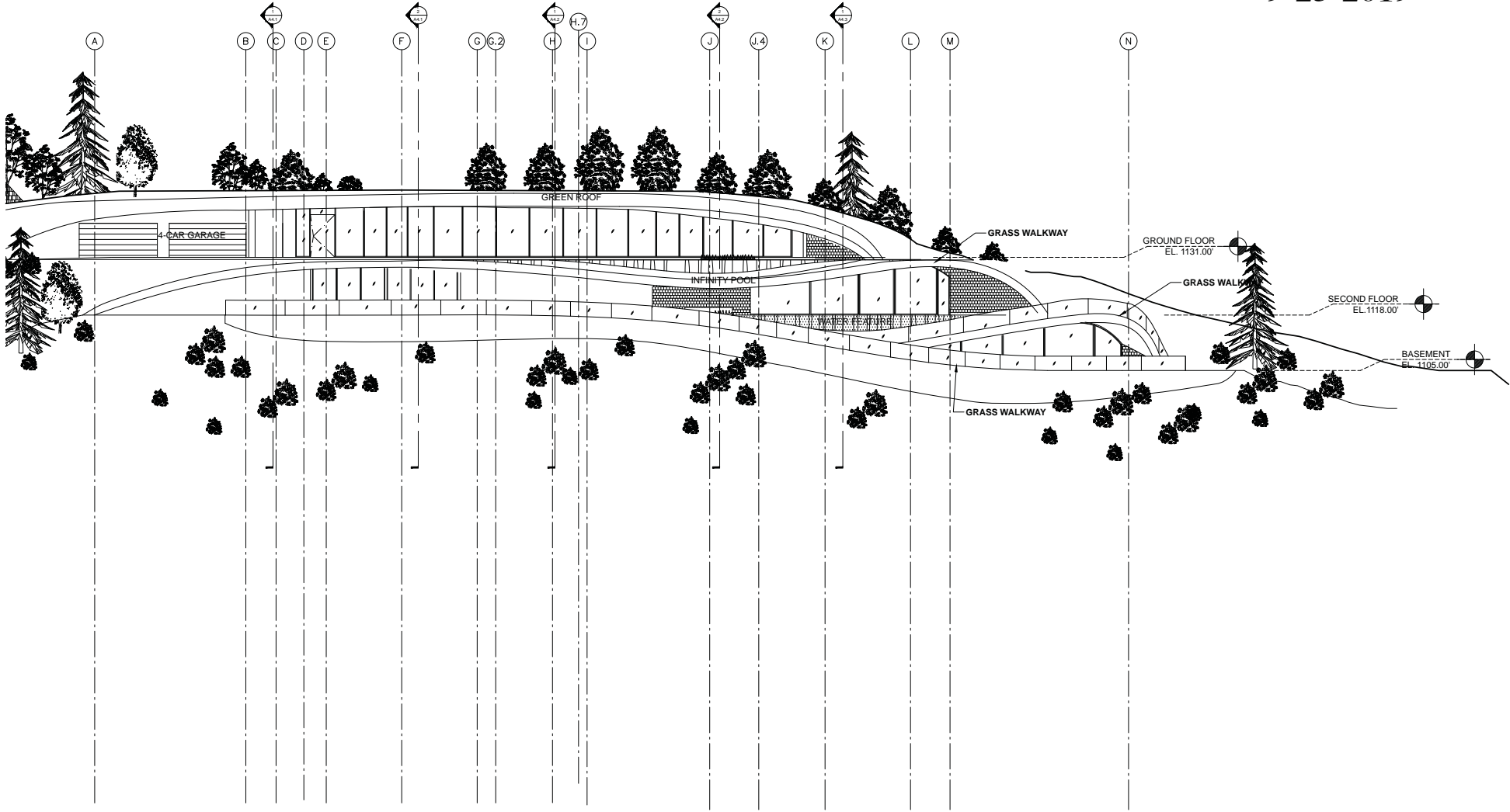
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Source: Ameen Ayoub Design Studio, 2018.

Figure II-6  
West Elevation

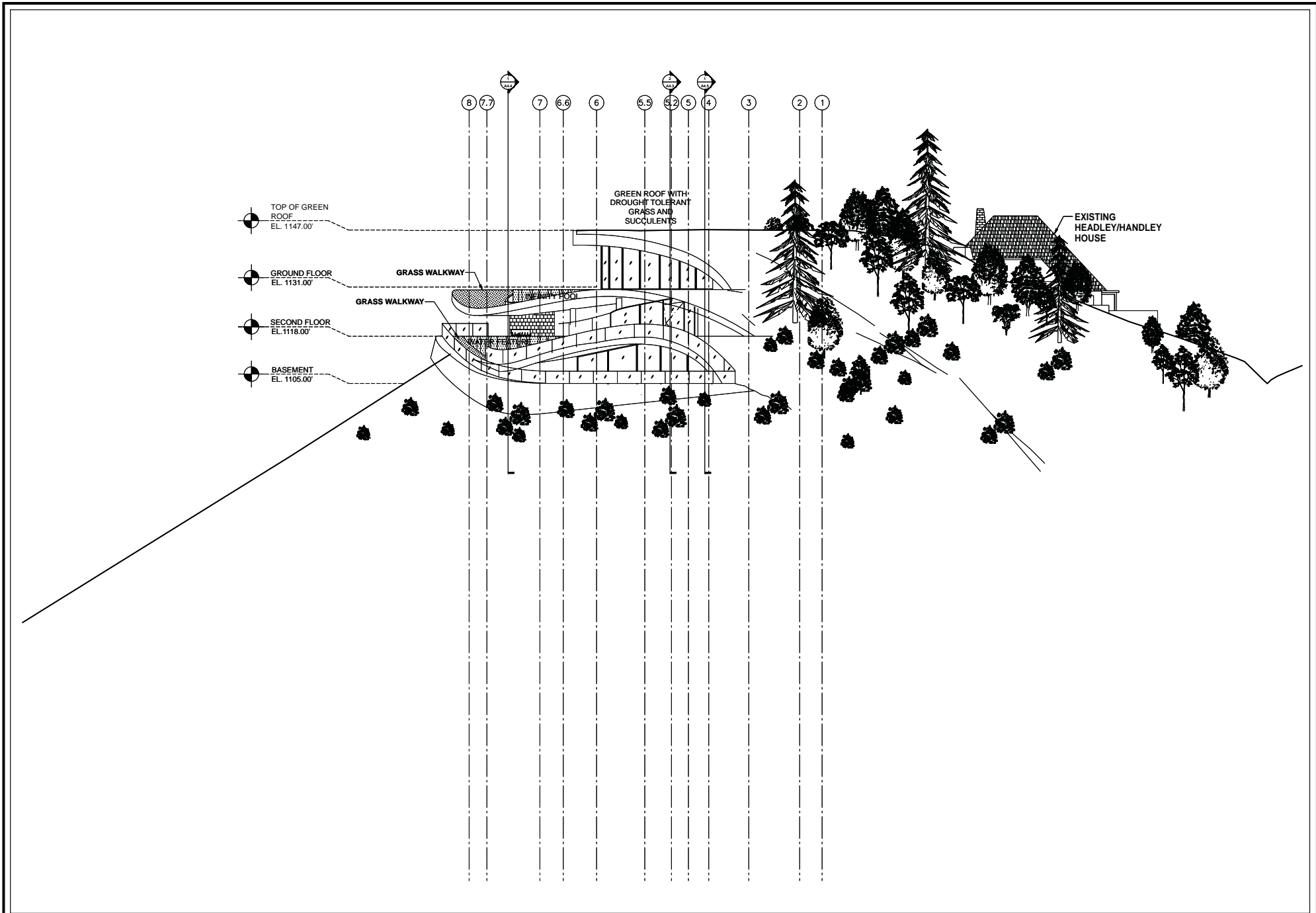
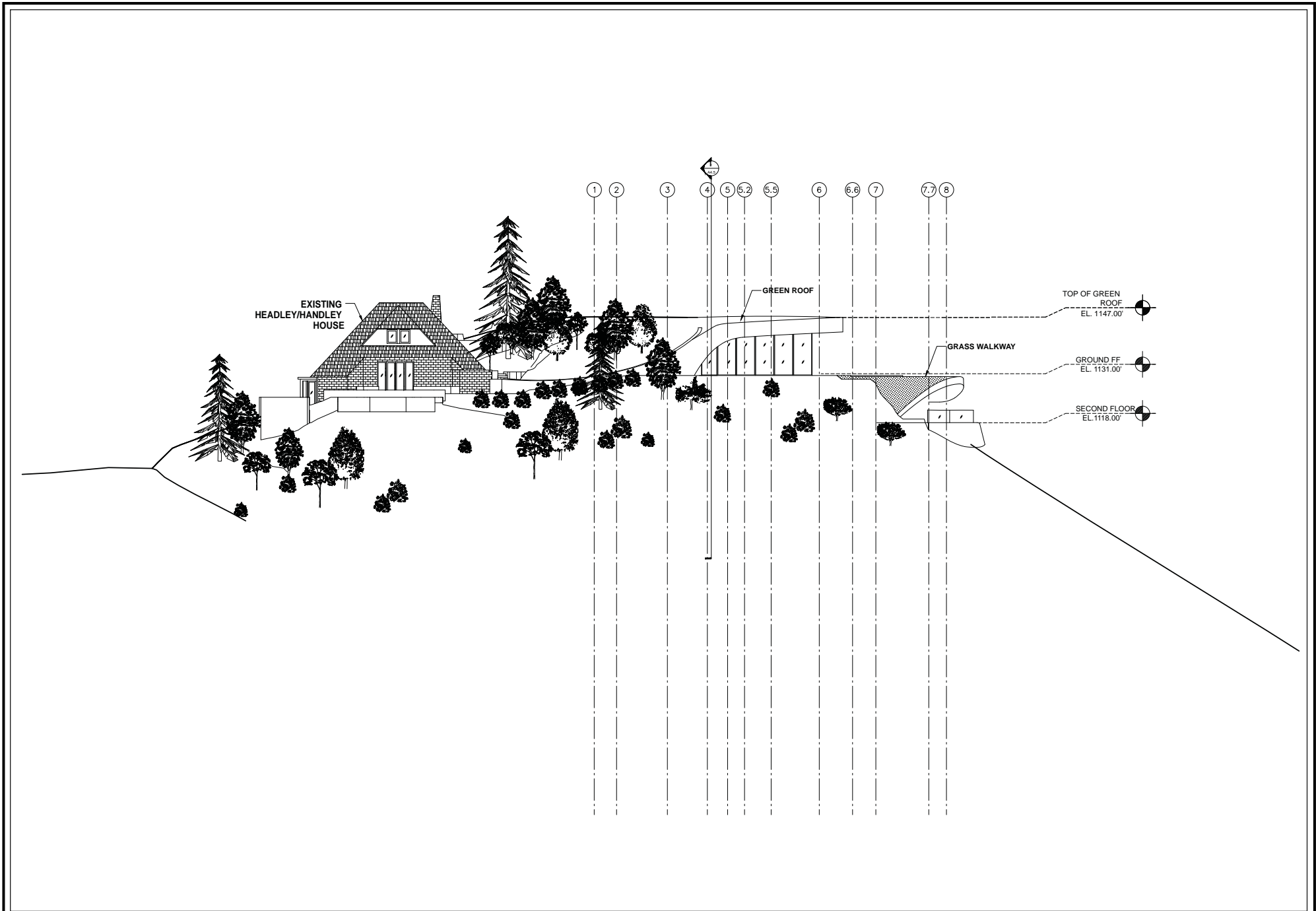
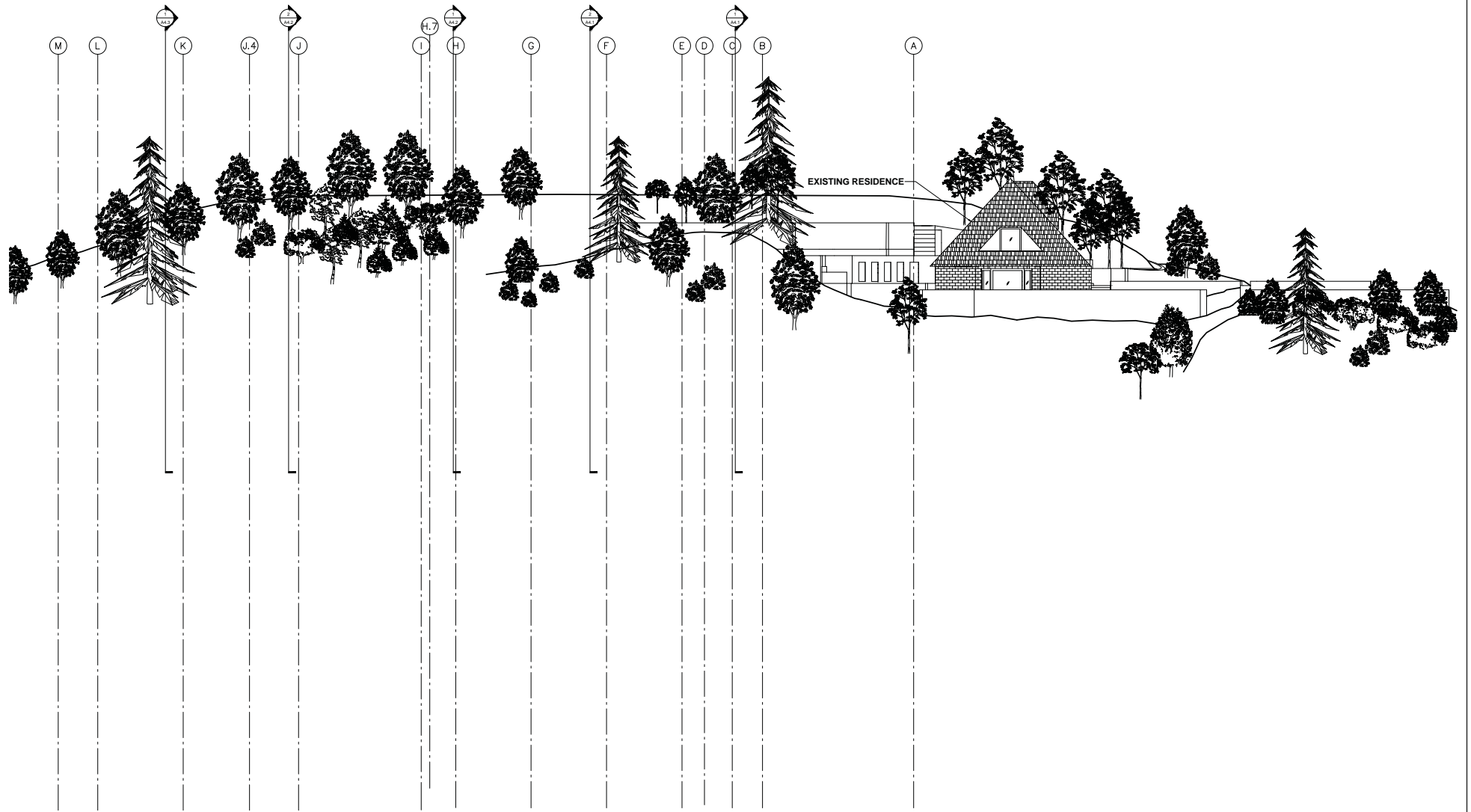
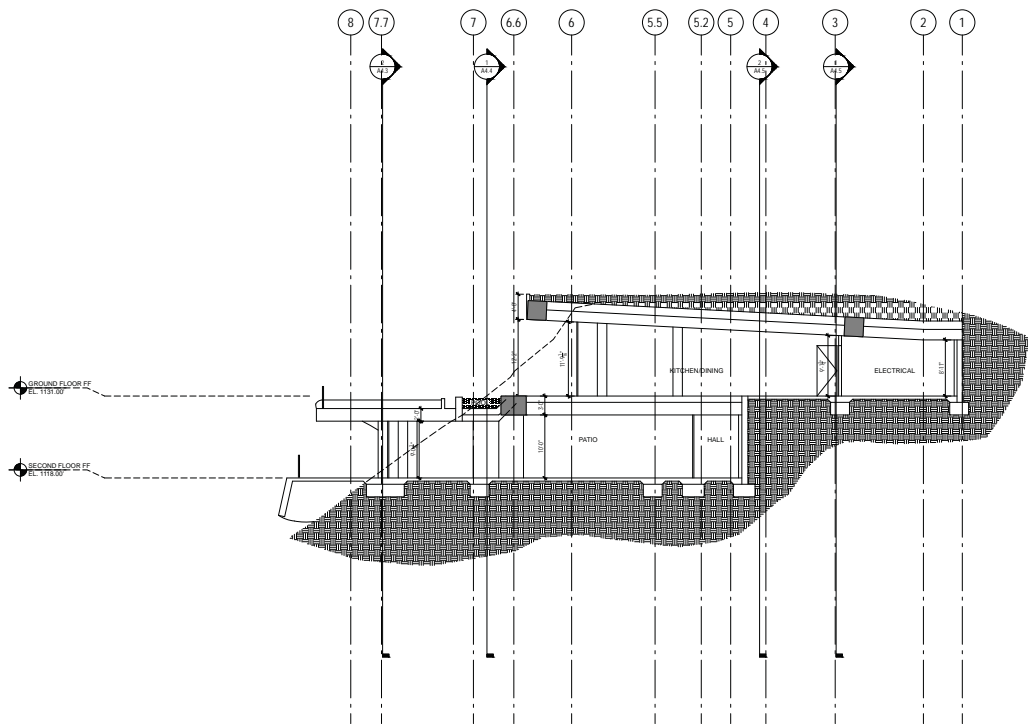


Figure II-7  
South Elevation

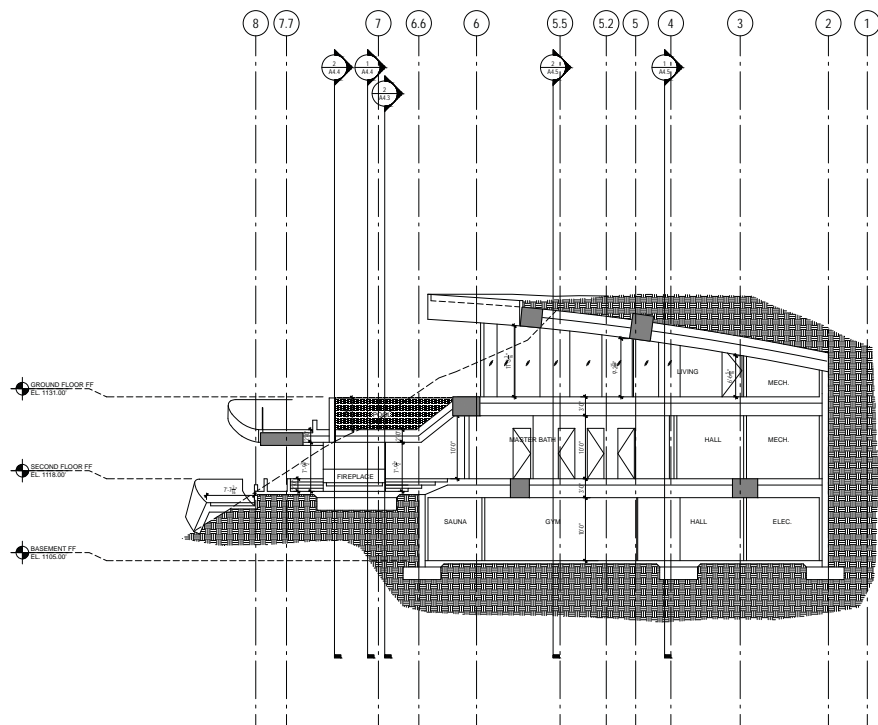






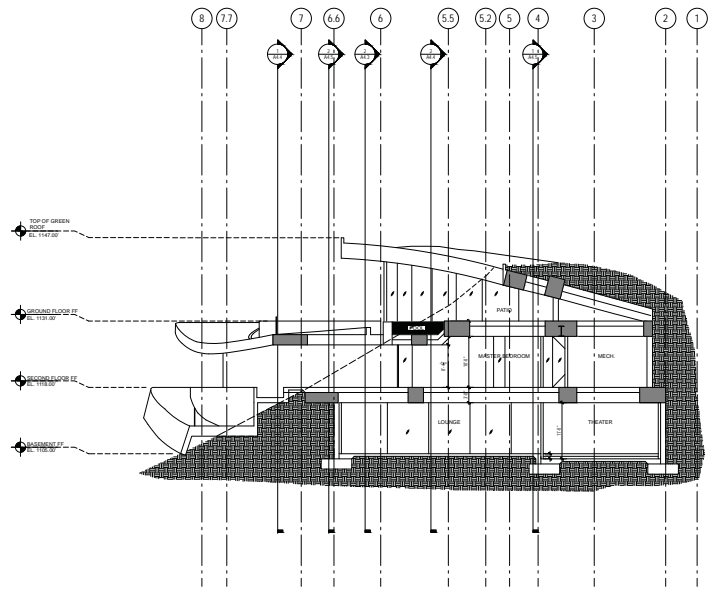


SECTION 1

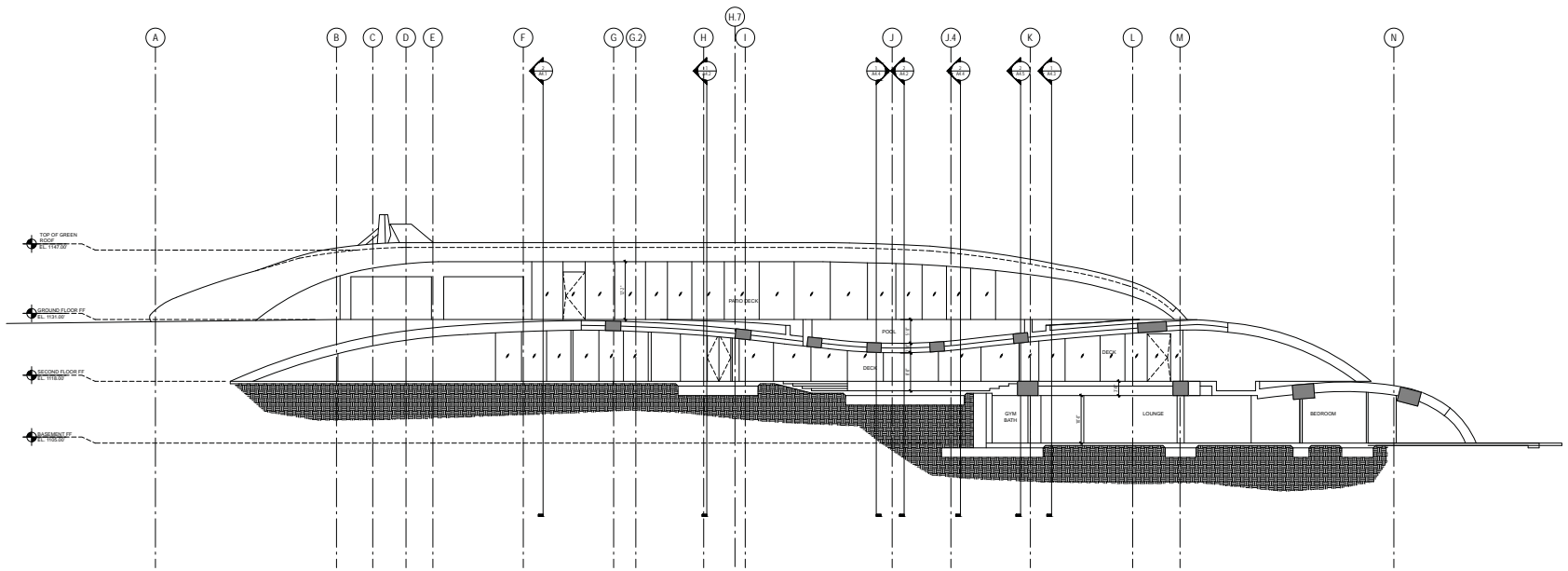


SECTION 2

Figure II-10  
Sections 1



SECTION 1



SECTION 2

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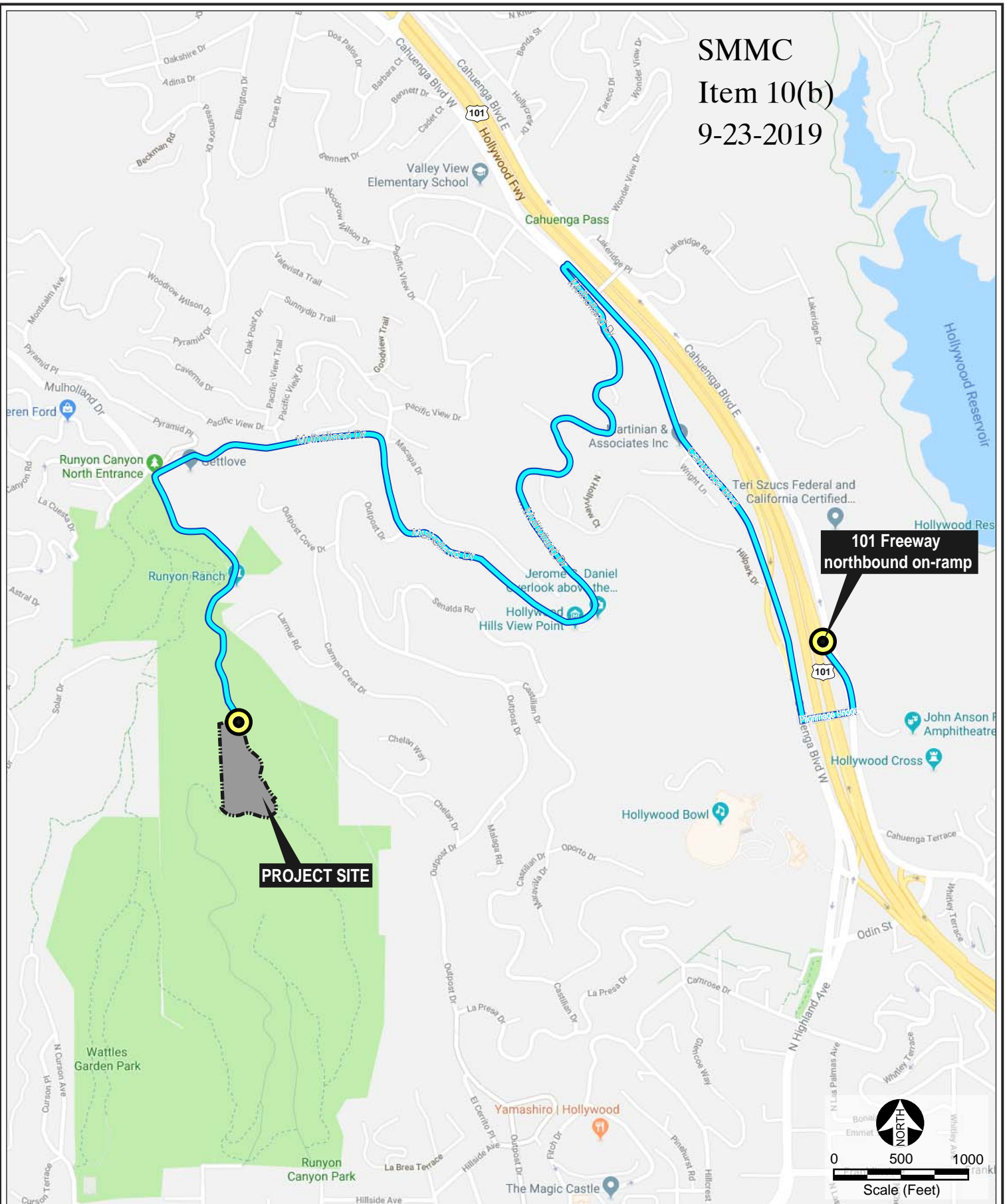


Figure II-13  
Haul Route A

Source: Google Maps and CAJA Environmental Services, LLC, 2018.

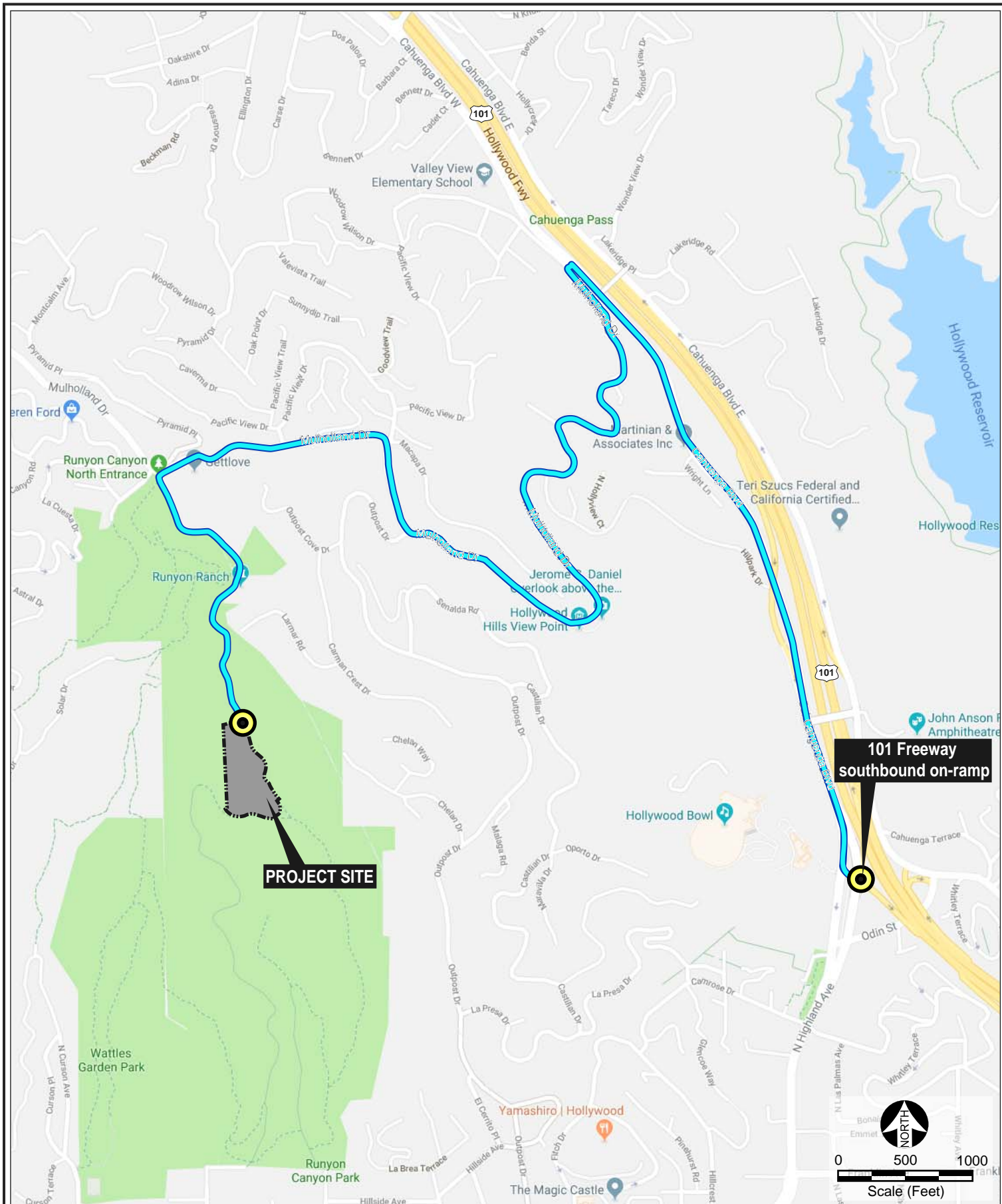


Figure II-14  
Haul Route B

Source: Google Maps and CAJA Environmental Services, LLC, 2018.

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Los Angeles, CA 90027

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Mulholland Design Review Board

May 7, 2015

Re: **DIR-2015-1419-DRB-MSP-P**  
**3003 Runyon Canyon Rd. (CD3)**

Dear Board Members:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952 and representing 43 resident and homeowner associations spanning the Santa Monica Mountains, voted at its May 6th meeting to oppose any deviations from the Mulholland Scenic Parkway Specific Plan that are requested by the property owner of 3003 Runyon Canyon Road.

It is vitally important that projects built within the Mulholland Scenic Corridor conform to the standards established by the Scenic Plan in order to preserve the iconic rural character of the Mulholland Corridor. Any deviations from the Scenic Plan would establish a bad precedent that would ultimately erode the integrity of the Specific Plan.

The Federation therefore urges you to deny any deviations from the Mulholland Scenic Parkway Specific Plan.

Sincerely,

*Marian Dodge*  
Marian Dodge

Beachwood Canyon Neighborhood  
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  
CASM-SFV  
Crests Neighborhood Assn.  
Franklin Ave./Hollywood Bl. West  
Franklin Hills Residents Assn.  
Highlands Owners Assn.  
Hollywood Dell Civic Assn.  
Hollywood Heights Assn.  
Hollywoodland Homeowners  
Holmby Hills Homeowners Assn.  
Kagel Canyon Civic Assn.  
Lake Hollywood HOA  
Laurel Canyon Assn.  
Lookout Mountain Alliance  
Los Feliz Improvement Assn.  
Mt. Olympus Property Owners  
Mt. Washington Homeowners All.  
Nichols Canyon Assn.  
N. Beverly Dr./Franklin Canyon  
Oak Forest Canyon Assn.  
Oaks Homeowners Assn.  
Outpost Estates Homeowners  
Rancho Verdugo Estates  
Residents of Beverly Glen  
Roscomare Valley Assn.  
Save Coldwater Canyon!  
Save Sunset Blvd.  
Shadow Hills Property Owners  
Sherman Oaks HO Assn.  
Studio City Residents Assn.  
Sunset Hills Homeowners Assn.  
Tarzana Property Owners Assn.  
Torreyson Flynn Assn.  
Upper Mandeville Canyon  
Upper Nichols Canyon NA  
Whitley Heights Civic Assn.

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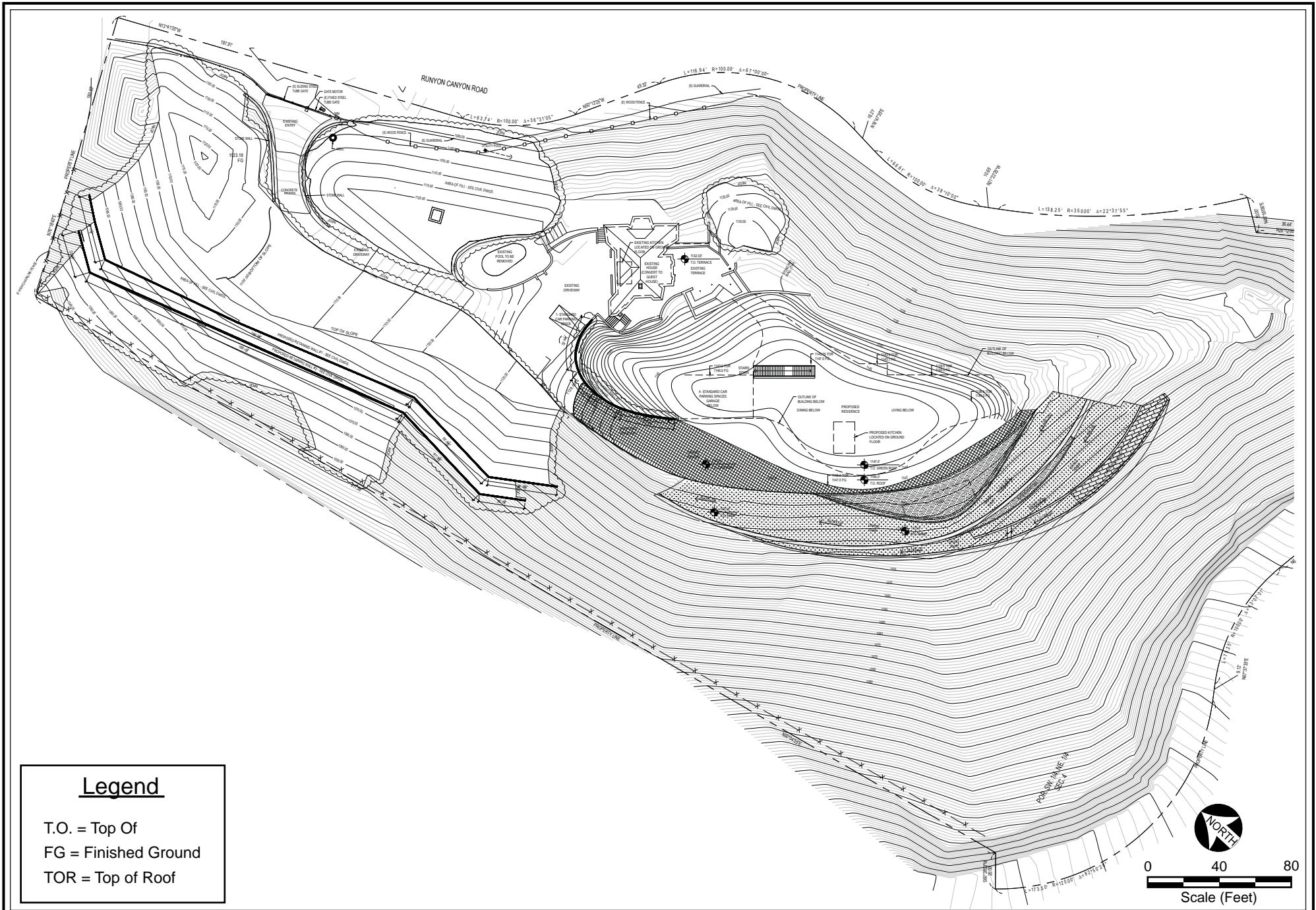
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ameen ayoub  
design studio





**Legend**

- T.O. = Top Of
- FG = Finished Ground
- TOR = Top of Roof

Figure II-1  
Proposed Site Plan