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PATRICE Y. LATTIMORE
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January 17, 2025

ENV-2016-4180-EIR
Council District 4

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), NEIGHBORHOOD COUNCIL,
OPERATOR(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 300-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, February 11, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Environmental Impact Report (EIR) No. ENV-2016-4180-EIR (State Clearinghouse No. 2018041016) dated March 2021 and the related Final EIR, dated November 2021 (collectively, 3003 Runyon Canyon Project EIR), Mitigation Monitoring Program, and related Environmental findings, report from the South Valley Area Planning Commission (SVAPC); and Appeals filed by: 1) Paul Edelman, Santa Monica Mountains Conservancy; 2) Garrett Weinstein, Mountains Recreation & Conservation Authority; and, 3) Jamie T. Hall, Channel Law Group, representing the Federation of Hillside and Canyon Associations, Inc., from the SVAPC's determination in approving pursuant to Section 12.27 D of the Los Angeles Municipal Code (LAMC), a Zone Variance to allow a second kitchen to be built within the new single-family dwelling without the removal of the existing kitchen in the existing single-family dwelling, for relief from LAMC Section 12.07.01 A.1; approving pursuant to LAMC Section 12.24X.26, a Zoning Administrator's Determination to permit three retaining walls instead of two retaining walls of up to 10 feet in height as otherwise required per LAMC Section 12.21 C.8(a); approving pursuant to LAMC Section 12.24X.26 a Zoning Administrator's Determination to allow 28,012 cubic yards of grading to occur on-site in lieu of the maximum "by-right" grading quantities as delineated in LAMC Section 12.21C.10(f)(1) and (2); approving pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception to permit construction within 50 feet of a prominent ridgeline as otherwise prohibited per the Mulholland Scenic Parkway Specific Plan Section 5.B.1; and, approving pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance and Design Review as required by the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167943); for the construction of a new, 5,500 square foot, two-story, single-family dwelling (SFD) and 600 square foot attached two-car garage, and a fully underground 3,000 square foot basement, the total Residential Floor Area of the new structure is 5,700 square foot and a maximum height of 29 feet tall on a 197,435 square foot lot, the project involves the conversion of an existing on-site 2,018 SFD to an Accessory Living Quarter, the SFD includes three bedrooms, decks, pool, theater, and gym, a total of five automobile parking spaces are proposed, the project is located within 50 vertical feet of a prominent ridgeline and is within 200 feet of public parkland, a total of 28-non-protected trees to be removed and one protected Toyon to be removed, the request also includes a haul route approval, if needed, for the following grading quantities: Cut: 14,006 Cubic Yards (CUYD), Fill 14,006 CUYD, Export: 0 CUYD, and Import 0 CUYD; for the property located at 3003 North Runyon Canyon Road, subject to Conditions of Approval.

Applicant: Manny Valencia
Representative: Sheri Bonstelle and Chris Parker
Case No. APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD-1A

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file Nos. **24-1371** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:
Katie Knudson (213) 847-3659 katie.knudson@lacity.org
For inquiries about the meeting, contact City Clerk staff:
Candy Rosales (213) 978-1078 clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.