

Communication from Public

Name: Melinda Peters

Date Submitted: 03/24/2025 04:29 PM

Council File No: 24-1371

Comments for Public Posting: Dear PLUM Committee members and Planning Deputies: We live in an area vulnerable to the kind of situation now developing at the above address. It was astonishing to learn that the Area Planning Commission approved the egregious project. It is a second home requiring numerous major variances . . . Among others, the driveway does not meet State fire safety regulations, the dwelling is twice the size of nearby homes, the grading is 28X the amount allowed, and the home is on top of a ridgeline, requiring a 400' long retaining wall 20' high. If approved, this project sets a dangerous precedent which would eviscerate the Baseline Hillside Ordinance, which was difficult to obtain and has been functioning successfully for many years. Please reject this project! If passed, a precedent is set - A precedent which is grandiose and invasive. Thank you! Tom & Melinda Peters

Communication from Public

Name:

Date Submitted: 03/24/2025 06:01 PM

Council File No: 24-1371

Comments for Public Posting: Hello, I oppose Council File 24-1371 for the 3003 Runyon Canyon Road project. I have lived in Benedict Canyon and Nichols Canyon since 1996. If the recent fires are any indication of the realities we live in then this request for building more structures in the Hollywood Hills should be denied. The environmental impact alone should be enough for this project to be indefinitely denied. The Runyon Canyon is a special place for all Angelenos and it should remain as such without any further development. We fought not too long ago for the protections of the park from further development and we need to fight again now to protect it. Some important reasons for opposing the project: - The very large project being proposed (there is already a 2,000 sq. ft. house and pool on the property, the owner wants another 5,500 sq. ft. house, 3,000 sq. ft. basement and another pool on a 4-acre lot that is 30-50% slope so lots and lots of cutting into the hillside) - The extraordinary number of Variances/Exemptions (why does the owner get the rules changed and everyone else has to follow them, precedent-setting) - The increased fire risk to the community (New CA law limits building on sub-standard streets, staff at PLUM is ignorant on this law and chose to ignore it) - The access to the property versus CA state regulations - The impact upon the Runyon environment and the community (thousands of people use this park, this is NOT the place for a vanity private mansion) Thank you for your time and thank you for giving the public the ability to share our deep concerns about this project in the Hollywood Hills. Jordana Franzheim

Communication from Public

Name: Sheri Bonstelle
Date Submitted: 03/24/2025 02:23 PM
Council File No: 24-1371
Comments for Public Posting: Dear City Council, Attached is the Applicant's letter regarding the project at 3003 Runyon Canyon Road. Exhibits 1-16 are uploaded separately due to file size.

Sheri L. Bonstelle
sbonstelle@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

March 21, 2025

VIA E-MAIL

Los Angeles City Council
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012
Attn: City Clerk
Cityclerk@lacity.org
LACouncilcomment.com

Re: 3003 N. Runyon Canyon Road (Council File No. 24-1371)
Response Letter
PLUM Committee Hearing Date: March 25, 2025

Dear President Harris-Dawson and Members of the Los Angeles City Council:

Our office represents Manny Valencia and his family, (the "Owner", "Valencia Family") the owners of the property at 3003 Runyon Canyon Road. (the "Property") The Valencia Family proposes to construct a 5,700 square foot two story residence on the Property (the "Project"), which was approved by the Mulholland Design Review Board ("DRB") and unanimously approved by the South Valley Area Planning Commission ("APC") in a process that included 8 public hearings and 25 community outreach meetings over 9 years. At the City Council PLUM hearing on February 11, 2025, Councilmember Raman requested additional information from the Owner regarding specific issues, including wildfire safety. The Owner provided the Council office numerous studies, which shows that the construction of the single family home, which is steel and concrete covered in an earth berm with 3.3 acres of fuel modification area surrounding the structure, will set a new high standard in wildfire safe residential design. The studies included analyses of fire hydrant location and access, erosion control, construction fire management, and compliance with fire codes, and determined that the Project fully complies and, in some areas, exceeds the fire safety requirements. This is set forth in detail below, and augments the letter provided by JMBM to the City Council, dated February 9, 2025. ("JMBM Feb 9 Letter") The Project is also significantly smaller than numerous recently approved projects in the Mulholland Scenic Parkway Specific Plan area ("MSP"), much smaller than permitted by the City's zoning code based on slope band analysis, and within the range of dozens of City approved residences surrounding the park. There is no evidence in the record that the Project creates any impact on the environment, and will, in fact, create a safer home for the Valencia Family.

The Owner also requests to withdraw the entitlements for (i) a variance to allow the kitchen to remain in the accessory living quarters, and (ii) a Specific Plan Exception for a third retaining wall. Therefore, we request that the City Council uphold the South Valley APC's unanimous approval of the Project without these two entitlements.

I. **Wildfire Safety**

At the request of the Council office, the Owner prepared numerous fire safety analysis, which are summarized here. The EIR also included a full wildfire safety analysis, which concluded that the Project did not provide a significant impact to wildfire safety on the environment. The Property is located within a Very High Fire Hazard Severity Zone ("VHFHSZ"), and the building design, landscape design, and extensive environmental review have all fully evaluated this risk and considered this environment in every factor of the design.

A. ***LAFD Fire Safety Review***

The LAFD previously reviewed and approved the Fire Hydrant and Access Plan, dated August 8, 2018, May 31, 2024 and reapproved on March 20, 2025 (See Exhibit 1). The LAFD reviewed the existing three (3) fire hydrants, which are identified as 2 ½ S and are located immediately to the west, north and east of the Property. The LAFD concluded that with the fourth hydrant, the Project will comply with Fire Code standards and maintain a flow requirement of 4,000 gallons per minute. This is a project design feature, as identified in the Project's EIR (FIR-PDF-1) In addition, the LAFD determined that an additional .59 acres of fuel modification area should be added to the existing 2.88 acres of fuel modification area. (See EIR, Section IV.L). The Owner also paid for the installation of the new hydrant near Runyon Canyon Road on February 19, 2025 (See Exhibit 2).

B. ***Fire Safety Expert Review***

In the Wildfire Safety Analysis for 3003 Runyon Canyon Road, dated February 13, 2025 (See Exhibit 3), Retired Fire Chief Michael Dyer specifically reviews the fire safety design standards based on an inspection of the Property and the Project documents, and concludes that the Project meets or exceeds the City and State's fire-safety regulations related to numerous issues including fire hydrant location and access, fire vehicle access, defensible space, and wildfire analysis in the EIR. In addition, Fire Chief Dyer notes that the Owner will retain a fire safety consultant to ensure that the new residence exceeds VHFHSZ standards and adopts new technologies to ensure life safety for residents and their neighbors.

C. ***Erosion Control Plan***

The Erosion Control Plan, dated February 14, 2025, by Obando & Associates, provides a detailed analysis of the temporary erosion control measures that will be required during the rainy season annually from October 1 to April 15. (See Exhibit 4) These include sandbag and strawbale barriers and stabilized construction entrance that will remain in place during the rainy season

during construction of the Project. This also includes numerous conditions to preserve the cut and fill slopes from runoff.

D. *Construction Fire Prevention Management Plan*

The Construction Fire Prevention Management Plan outlines the necessary precautions and procedures to ensure the safety of construction workers, community members and the homeowners while minimizing fire safety risks and preventing fire safety outbreaks during construction of the Project. (See Exhibit 5) The Plan identifies types of fire safety hazards and assigns roles and responsibilities to various construction supervisors and workers on the Property. It also identifies specific fire prevention measures, fire detection and alarm systems, firefighting equipment and emergency response, training, evacuation plan, first aid, and fire safety inspections.

E. *Fuel Modification Area*

The Fuel Modification Area for the Project, as shown on the Fuel Modification Zone Overall Zone Plan, dated October 10, 2024, by AADS and Site Design Studio, shows a 3.3 acre fuel modification zone around the existing accessory living quarters and proposed single family residence structure. (See Exhibit 6) It also includes the Fuel Modification Plan Notes from LA County Fire Department. This includes an Ember Resistant Zone within 5 feet from any combustible structure, Zone A which extends 30 feet from any structure, Zone B which extends an additional 70 feet from Zone A (100 feet total), and Zone C which extends up 200 feet from the structure. Zone A requires irrigation, and not plants over 1 feet in height within 10 feet of the structure. Zone B requires irrigation and no vertical or horizontal fuel ladders. Zone C requires partial irrigation, and maintenance of vegetation based on inspection.

F. *Fire-Safe and Sustainable Design*

In "*Runyon Canyon Residence: A Case Study in Climate-Resilient, Sustainable Architecture*", the architect Ameen Ayoub describes the Project's fire-safety and sustainable features which create a model for a new building typology in response to climate change. (See Exhibit 7) It integrates state of the art construction technologies, passive cooling strategies and ecological design principles that result in self-sustaining, fire-resistant, sophisticated design. Core fire-resilience strategies include the following: (1) The use of reinforced concrete, steel and stone pavers eliminates flammable building elements; (2) Ember-resistant venting; (3) Fire-resistant green roof; (4) Automated sprinkler system; (5) Water storage and active suppression; (6) Fire-resistant landscaping and defensible space; (7) Comprehensive fuel modification plan; and (8) Hillside terrain maintenance. This is described in more detail in the JMBM Feb 9 Letter.

G. *Fire Code Plan Check Analysis*

The Fire Code Plan Check analysis by BCG, dated February 7, 2025, provides substantial evidence in the record that the Project plans comply with each of the Fire Code requirements to ensure fire safety. (See Exhibit 8) The Project will fully comply with each of these requirements.

The Project will also comply with the additional fire safety provisions set forth in the LADBS Supplemental Correction Sheet for VHFHSZ, dated January 1, 2024 (See Exhibit 9).

H. *EIR Wildfire Analysis*

As stated in our previous letters, dated February 1, 2025 and February 9, 2025 (the "JMBM Letter") the Project had full environmental review through the preparation of an Environmental Impact Report ("EIR"), which included multiple studies. (State Clearinghouse No. 2018041016) The Mulholland DRB reviewed and approved the EIR in June 2022, and the South Valley APC approved and certified the EIR on August 8, 2024. Despite Appellant's claims that no wildfire analysis was done in the EIR, in fact, the EIR fully analyzed any impacts to wildfires by the Project, as set forth in the EIR, Section IV.1. The EIR evaluated the information provided by the LAFD, including the approved Fire Hydrant and Access Plan, dated August 8, 2018 (See Exhibit 1). The EIR required that the fourth hydrant be included as a project design feature (FIR-PDF-1). The EIR required additional fuel modification area, such that 3.3 acres of the 4.5 acre Property is a protected fuel modification area. Finally, the EIR concluded that the Project has no project or cumulative impacts related to fire protection services.

I. *State Fire Safety Regulations*

As stated in the JMBM Feb 9 Letter, the Project is exempt from the requirements to comply with the State Minimum Fire Safety Regulations (14 CCR 1270.00 et seq.). (See Exhibit 10) A property in the VHFHSZ is within the State Minimum Fire Safety Regulations (1270.02 (a)(b)); however, the Project falls within the exception because it is located on a Parcel Map (Parcel Map 44-62) that was approved prior to 1991 with access from Runyon Canyon Road. (See Exhibit 11, 12) The City approved Runyon Canyon Road as a deemed approved private road with access to two residences. Because the Project is exempt, it is not relevant whether any of the regulated activities apply. In addition, the Project does not add any new residential units, because the existing building is the accessory living quarters and the driveway remains the same, and so the emergency access does not change. (1270.02 (c)) Finally, under the State Minimum Fire Safety Regulations, Runyon Canyon Road qualifies as a Driveway and not a Road, because a Road has more than 4 residences, and a driveway has 4 or less residences (1270.02 (c)). This definition is different than driveway definitions in the LAMC, which permit a maximum of 2 residences. Even if it was required to comply with the State Minimum Fire Safety Regulations, the Project provides the required 14 foot wide driveway width, and is not required to provide a 20 foot wide Road width, based on the State's definition.

In the letter from Channel Law Group, dated March 21, 2025, Jamie Hall argues that Runyon Canyon Road does not meet the requirements for a turn around design under the new State Minimum Fire Safety Regulations. Again, Runyon Canyon Road qualifies as a Driveway and not a Road under the State Regulations, and the Project does not add any new density because there is only one single family residence is on the Property. The letter cites cases in Monterey County and Sonoma County that have different facts from the current Project, involve roadways, and are not

relevant. Here, the Project is exempt, and even if it is not exempt, Runyon Canyon Road must only comply with driveway regulations. (See discussion below)

II. Residential Scale

The Project is 5,700 square feet of Residential Floor Area, which is well within the range of floor areas approved for single family residences on much smaller lots within the Mulholland Scenic Corridor Specific Plan area. First, the Project is permitted by the LAMC Hillside regulations based on slope band analysis, which would permit a 39,169 square foot residence based on the 197,803 square foot lot. (See Exhibit 14) Second, the Project is within the range of similarly sized projects approved by the City in the immediate vicinity surrounding Runyon Canyon Project (See Exhibit 15). The MRCA claims that the Project must be less than the average of all homes in the area; however the LAMC does not require that any new project be smaller in size than half of the nearby residences. In addition, the MRCA claims to provide an average floor area of nearby residences, but leaves out the residences shown in Exhibit 15. Therefore, the MRCA is selecting the smaller residences nearby, all on significantly smaller lots, and not providing any objective gauge by which to analyze the Project.

In addition, the MRCA has not provided any evidence that a smaller Project would provide any less environmental impacts. All of the floor area is embedded within the hillside; therefore, it is not possible to visually determine how much floor area is within the hill. A reduced floor area would not be visually discernable. In addition, the EIR concluded that the Project does not provide any significant impacts, and there is no substantial evidence in the record to support any impacts. The Owner provided an analysis of grading from a project that is half the size (ie 2,859 sf RFA, 200 sf garage, 1,500 sf basement) and the Project only reduces the grading by 1,685 cy, which would not make any visual change in the Project and would still require two retaining walls. (See Exhibit 16) The same would be true if the floor area was taken entirely from the basement and part of the second floor living area.

Councilmember Raman had asked the planning department if any prior projects had been approved on the Property. This information was already in the administrative record, and is attached here (See Exhibit 13) On September 28, 1999, Planning Director Con Howe approved construction of an 8,500 square foot residence with a maximum building height of 45 feet, which was also approved by the Mulholland DRB (CPC 96-8316). The project was located south of the hill, where it was not visible from Mulholland Drive, but was clearly visible from Runyon Canyon Park's trails. The Valencia Family determined that they did not want to construct this home, and favored instead a more organic residence that blended into the landscape.

III. Response to Opponent's Letters

A. *Doheny Sunset Plaza Neighborhood Association*

The DSPNA letter, dated March 20, 2025, states an opposition to the Project, but does not provide any substantial evidence in the record for the City to deny it. The letter claims that there

is no legitimate hardship to support a variance for the Project. The Owner has withdrawn the request for a variance to maintain a kitchen in the accessory living quarters; therefore, the Project has no variance request. The Project does require a Specific Plan Exception to have a residence within 50 feet of a primary ridge and for grading in excess of 6,600 cy, because it is embedded in the hill. The Owner proposed a residence at the bottom of the hill, similar to the prior approved project, but the Mulholland DRB specifically required that the Project be embedded in the hill so it is less visible from both Mulholland Drive and Runyon Canyon Park. This is not an Owner hardship; it was a request from Mulholland DRB to visually improve the Project.

The DSPNA letter also states that large homes in the neighborhood have only temporary occupancy, and this Project should be viewed with skepticism. However, the Valencia Family have lived on the Property for over 10 years, and will continue to live on the Property for many decades, as both the children and parents have repeatedly stated in the over 30 public hearings and meetings during the 9 year approval process. The DSPNA requests denial of the Project due to "potential impact of this law on hillside development in general." It is not clear what law the letter refers to, but the Project fully complies with the Specific Plan, as approved, and the EIR provides substantial evidence in the record to conclude that the Project will not have any significant impacts on the environment.

B. *MRCA Letter*

The MRCA Letter, dated March 21, 2025, is just a package of misinformation and false statements to induce the City to deny the Project. It states the Project requests 20 foot high retaining walls; however, the Owner withdrew the third retaining wall request and complies with the code, which permits two 10-foot high retaining walls. The letter states the Project is 8,500 square feet. This was the size of the prior approved project, but this Project is 5,700 square feet of Residential Floor Area. The letter states the Project has a large pool and decks overlooking park trails; however, the initial application included large decks, but the revised design approved by the South Valley APC does not include a large pool and decks. The MRCA claims the Project is twice the size of homes around Runyon Canyon Park, but only includes the smaller homes on smaller lots and does not include the homes identified in the Owner's map of comparable residences nearby (See Exhibit 15). The letter claims that the Project entitlements include four variances and a Specific Plan Exception. However, the Project does not include any variances, and only includes a Specific Plan Exception to permit the house to be embedded in the hill. As stated in detail in the prior JMBM Letters, the EIR analyzed a reasonable range of alternatives under the California Environmental Quality Act ("CEQA"). The MRCA proposes a smaller house footprint facing north instead of south; however, this is the first time that the MRCA has made this proposal, and the Mulholland DRB already denied north facing Project alternatives because they are visible from Mulholland Drive. The existing Project already has a fire department hammerhead turnaround to the north of the existing carport. As shown on the Owner's Reduced Project analysis (Exhibit 16), even a smaller project that is embedded in the hillside will have the virtually the same impacts as

a larger project, because the floor area is not visible from the outside, and both projects still require two retaining walls.

C. Channel Law Group Letter

The Hillside Federation letter, dated March 21, 2025, by Channel Law Group provides a historic summary of the State Minimum Fire Safety Regulations (Senate Bill 901), and reiterates the applicability in Los Angeles to VHFHSZ areas. The letter also describes the required widths for Roads and Driveways, and the required turn outs and grades for new roadway and driveway construction. The letter then attaches a exhibit from Brandon Araujo, PE. Mr. Araujo claims that Runyon Canyon Road exceeds 16 percent in slope, which is the allowable grade; however, this portion of Runyon Canyon Road is located to the south of the Property, and is not within the length between the Property and Mulholland Drive, and is therefore not relevant. In addition, Mr. Araujo claims that the various turn outs on Runyon Canyon Road do not comply with the new Fire Safety Standards of 30 foot turn outs every 400 feet. However, as stated above, Runyon Canyon Road is within the exception from this regulation because it is part of a Parcel Map approved prior to 1991, and is an existing deemed approved private street. The Project does not increase the density on the Property, because it currently has a single family residence, and the Project is a single family residence. So, the Project will not increase traffic on Runyon Canyon Road. As stated by Mr. Araujo, there were only two cars with a speed of 10-15 mph in a four hour period, and the Project will not increase the traffic. If the City did not acknowledge the State exemption for existing streets and driveways, there would be no new construction permitted in the Hillside areas of Los Angeles.

We respectfully request that the City Council deny the appeals and uphold the South Valley APC's unanimous approval of the Project's entitlements and EIR certification.

Sincerely,



SHERI L. BONSTELLE for
Jeffer Mangels Butler & Mitchell LLP

SLB

- Exhibit 1: Fire Hydrant and Access Plans, signed and stamped by LAFD, dated March 20, 2025
- Exhibit 2: LADWP, Fire Hydrant Work payment receipt, dated February 24, 2025
- Exhibit 3: Wildfire Safety Analysis for 3003 Runyon Canyon Road, by Retired Fire Chief Michael Dyer, dated February 13, 2025
- Exhibit 4: Erosion Control Plan, dated February 14, 2025, including Department of Public Works Erosion Control Notes

- Exhibit 5: Construction Fire Prevention Management Plan for 3003 Runyon Canyon Road
- Exhibit 6: Fuel Modification Zone and LA County Fire Department Fuel Modification Plan Notes, dated October 20, 2024
- Exhibit 7: *Runyon Canyon Residence – Fire Mitigation and Sustainability Strategy* by Ameen Architects
- Exhibit 8: LAFD Plan Check Review Summary, dated February 7, 2025 by BCG
- Exhibit 9: LADBS Supplemental Correction Sheet for VHFHSZ, dated January 1, 2024
- Exhibit 10: State Minimum Fire Safety Guidelines Analysis
- Exhibit 11: Parcel Map No. 2201, filed April 24, 1973
- Exhibit 12: Deemed Approved Private Street
- Exhibit 13: Prior Residence Approval, dated September 29, 1999
- Exhibit 14: Project Slope Band Analysis
- Exhibit 15: Comparable Residences Analysis
- Exhibit 16: Reduced Project Analysis

cc: Councilmember Nithya Raman, CD4 (nithya.raman@lacity.org)
Mashael Majid, Deputy Chief of Staff, CD4 (mashael.majid@lacity.org)
Hannah Wenger, Legislative Deputy, CD12 (hannah.wenger@lacity.org)
Jeff Jacobberger, Legislative Director, CD3 (jeff.jacobberger@lacity.org)
Andrew Westall, Chief Deputy, CD10 (andrew.westall@lacity.org)
Hakeem Parke-Davis, Planning Director, CD10 (hakeem.parke-davis@lacity.org)
Councilmember Adrin Nazarian, CD 2 (adrin.nazarian@lacity.org)
Blake Lamb, Principal Planner (blake.lamb@lacity.org)
Claudia Rodriguez, City Planner (claudia.rodriguez@lacity.org)
Katie Knudson, Project Planner (katie.knudson@lacity.org)
Lisa Webber, Principal Planner (lisa.webber@lacity.org)
Candy Rosales, Legislative Assistant to PLUM Committee (Candy.Rosales@lacity.org)

Communication from Public

Name: Sheri Bonstelle
Date Submitted: 03/24/2025 02:24 PM
Council File No: 24-1371
Comments for Public Posting: City Council, Attached are Exhibits 1-3 of the Applicant's letter for 3003 Runyon Canyon Road.

NavigateLA Map

LEGEND

- Points - Map Notes**
 - Confidential
 - Closed
 - Open
 - Not Assigned
- Lines - Map Notes**
 - Confidential
 - Closed
 - Open
 - Not Assigned
- Fire Hydrants (DWP)**
 - 2 1/2 D
 - 2 1/2 DX4S
 - 2 1/2 S
 - 2 1/2 X4D
 - 4D
 - 4S
 - SPEC
- Distribution Pipes (DWP)**
- Streets**
 - Multiple Symbols
- Easements**
 - Private Street
 - Original Lot & Deed in Street
 - Governmental (Except L.A. City)
 - City of Los Angeles
 - Former City Bnd/County/Other City
 - Tract Line in Street & Freeway
- Landbase Lines / Parcel Outline**
 - All Others
 - Right-of-way Sideline
 - Tract Line
 - Lot Line
 - Lot Cut
 - Freeway Road Way
- Parcels**



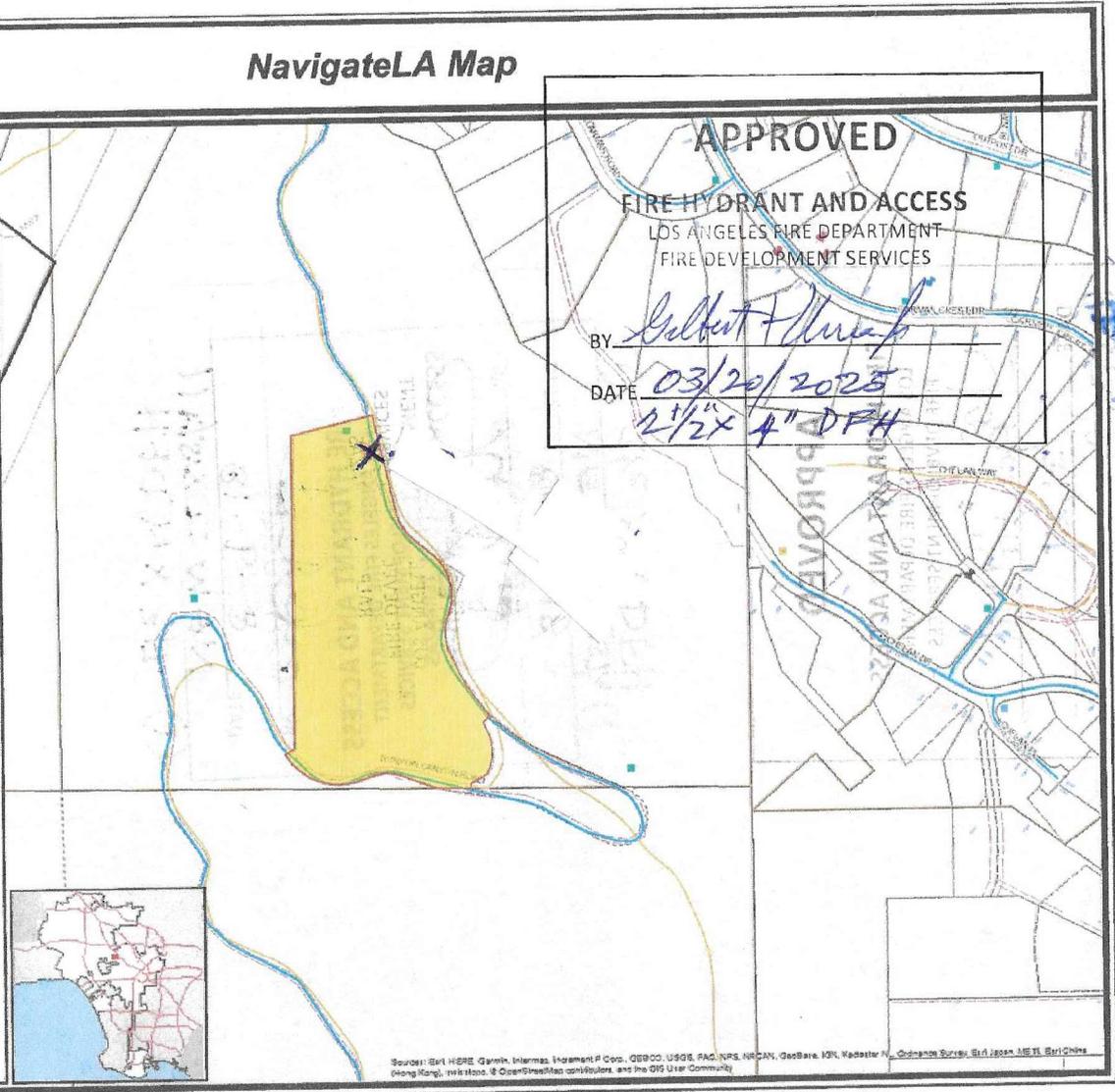
This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



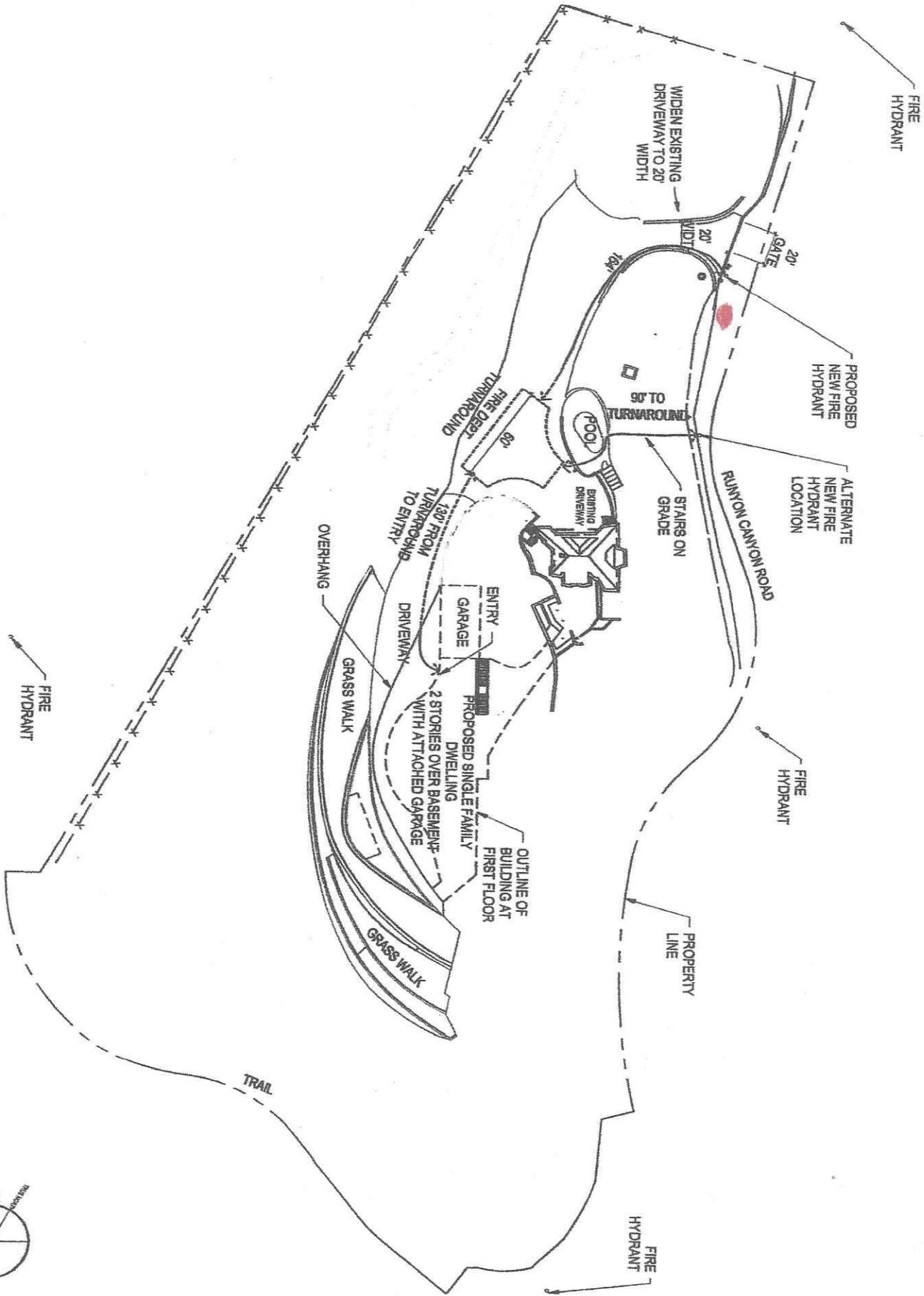
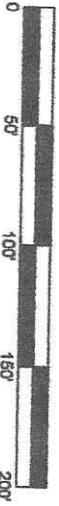
APPROVED

FIRE HYDRANT AND ACCESS
 LOS ANGELES FIRE DEPARTMENT
 FIRE DEVELOPMENT SERVICES

BY Robert Flurba
 DATE 03/20/2025
2 1/2 X 4" DPH



Source: Esri, HERE, Garmin, Intermap, Inramat P Corp., GEBCO, USGS, FAO, NRS, NRCAN, GeBCO, IGN, Swisstopo, U.S. Geological Survey, Bing, Swisstopo, Esri, DeLorme, NAVTEQ, Swisstopo, (Hong Kong), Swisstopo, & OpenStreetMap contributors, and the GIS User Community



APPROVED

FIRE HYDRANT AND ACCESS
LOS ANGELES FIRE DEPARTMENT
FIRE DEVELOPMENT SERVICES
RALPH M. TERRAZAS
FIRE CHIEF

BY [Signature]

DATE 8-9-18

NEW INSTALL
(1) 1 1/2 x 4 DFH

APPROVED

FIRE HYDRANT AND ACCESS
LOS ANGELES FIRE DEPARTMENT
FIRE DEVELOPMENT SERVICES

BY [Signature]

DATE 5/31/24

RE-STAMP



Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

Receipt No. **W20250219001**

Water Revenue Fund

EXHIBIT 2

Office Issued By: .WD 1425-RB
Office Issued To: Accounting BU
 THIRTY-SEVEN THOUSAND ONE HUNDRED FIFTY DOLLARS
 And 00/100 CENTS
Amount:
Received Of: MANUEL VALENCIA
Collection Address: 310 S MAPLE ST STE G, CORONA, CA 92878
 NEW FH INSTALL W SIDE OF RUNYON CANYON RD
Comments: APPROXIMATELY 2545' S OF MULHOLLAND DR

Date: 2/19/2025
Assigned To: RB
Telephone No.: (310) 402-9745

Fee Type	Size/other	Rate	Rate Per	Units	Amount	ID No. / Location / Map
Hydrant Work-Paved, Existing (Non-Std)	2.5" x 4" Dbl	\$37,150.00	Hydrant	x 1.00 =	\$37,150.00	F86299 / /

Payment Method: Check **Payment Ref. No.:** 4495 **\$37,150.00**

Department Of Water & Power

Received By Cashier: _____ On: ____ / ____ / ____ By: _____ Printed On: 2/19/2025

Internal Comments:



To check the status of your job, go to <https://mywaterservice.waterapps.ladwp.com/>
(Water Services ONLY)

EXHIBIT 3

VIA E-MAIL (LACouncilComment.com)

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012
Attn: City Clerk
Cityclerk@lacity.org
LACouncilComment.com

February 13, 2025

Re: 3003 N. Runyon Canyon Road (Council File No. 24-1371)
APCSV-2015-4179-SPE-DRB-SPP-MSP-ZV-ZAD
ENV-2016-4180-EIR (Sch. No. 2018041016)
PLUM Committee Hearing Date: March 25, 2025

Dear President Harris-Dawson and Members of the Los Angeles City Council:

This letter provides a site fire safety assessment of the proposed residential project (the Project) located at 3003 N. Runyon Canyon Road, Los Angeles, CA (the Property). I visited the Property on Sunday, February 9, 2025, and this assessment is based on my inspection of the Property, review of the Project plans, and review of the South Valley APC Letter of Determination (LOD) and EIR documents and studies, including LAFD comments and approvals.

1. **Qualifications.** I began my public safety career over 40 years ago. I have served in both Chief Deputy assignments with the Los Angeles County Fire Department and retired as the Fire Chief of the Santa Barbara County Fire Department. I hold a Bachelor's Degree in Physical Education and a Master's Degree in Public Administration from California State University, Northridge. I have also completed the Executive Leadership Program at the Naval Postgraduate School. In addition to this formal education, I was also certified as a Hazardous Materials Specialist, Paramedic, and achieved the certification of Fire Chief from the California State Fire Marshal. I also served on several statewide committees such as the California Joint Apprenticeship Management Board, as Chair of CALFIRE Contract Counties, and as the Chair of the FIREScope Board of Directors. I recently served with the consulting firm that completed the after-action report on the Woolsey Fire from 2018.

2. **Project.** The Project is the construction of a 5,500 square foot 2-story single family residence with a 600 square foot garage and a 3,000 square foot basement (total 5,700 square foot RFA) that is embedded in an existing graded hill on the south side of the Property. The Project also retains the existing approximately 2,000 square foot 2-story house with a carport and pool that was built in 1948. Both the existing house and new residence are located at the end of an existing driveway. The Property is a total of 4.54 acres, and is one of two lots with access to Runyon Canyon Road, which is accessed on the north from Mulholland Drive.

3. Fire Safety Analysis

(a) **Summary.** Currently, the project meets or exceeds the fire safety requirements for fire flow water and fire department access in the Los Angeles Fire Code, State regulations and/or policies.

(b) **Property.** The property is adjacent to city park open space.

(c) **Fire Hydrants.** The LAFD has approved a Fire Hydrant Location and Access Plan, dated August 8, 2018, by Fire Chief Ralph Terrazas, and restamped on May 31, 2024. There are three existing fire hydrants immediately adjacent to the Property, including one to the west, one to the north, and one to the east, all of which are 2 ½ S Fire Hydrants. The Project includes a fourth new fire hydrant located at the base of the driveway. All fire hydrants will maintain a pressure of 4,000 gallons per minute.

(d) **Access to Property for Fire Vehicles.** There is an existing 20 foot wide driveway from Runyon Canyon Road to the existing house, carport, and proposed new residence. The driveway has a legal hammerhead turnaround that is 60 feet in length located 164 feet from Runyon Canyon Road.

Runyon Canyon Road has been previously deemed approved as a private street (see attached approvals).

(e) **Defensible Space.** *Current defensible space standards required by LAFD have been met for the current residence.*

Fuel Modification Area. Per the Fire Department approval, the brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.

The existing property has a fuel modification area of 2.88 acres, and the Project increases the fuel modification area to 3.3 acres. The Fuel Modification Plan shall be prepared by a licensed landscape architect or other design professional with equivalent credentials. Fuel modification will adhere to LAFD standards and also include irrigation systems that will enhance fire safety.

(f) **Construction Materials and Building Systems.** *All proposed project construction materials and fire sprinkler system will meet or exceed building code and fire code requirements.*

(g) **Fire Safety Conditions of Approval.** The Project includes a Project Design Feature (FIR-PDF-1) that states

"A new fire hydrant is proposed as part of the Project and shall be installed as shown on the approved fire hydrant and access map, stamped as approved on August 9, 2018 and restamped May 31, 2024

The Project Environmental Impact Report found no significant impacts to wildfire safety caused by the Project, and no mitigation measures are required. The South Valley Area Planning Commission Letter of Determination, dated October 4, 2024, (LOD) required one condition related to fire safety. This states:

"33. Fire Department. Prior to any sign-off of plans by the Department Services Center, the plot plan and the landscape plan shall be submitted to the Fire Department for review of compliance with the Los Angeles Municipal Code for hillside dwellings."

The LOD also made numerous findings of approval related to fire safety, and referenced the EIR findings. For Item 9, Hazards and Hazardous Materials, the LOD found that the project would continue to follow fuel modification requirements and would include an automatic fire sprinkler system and a new fire hydrant. Therefore, the Project would improve and not exacerbate any conditions related to the VHFHSZ classification. For Item 13, Public Services and Recreation, the LOD found that the Project would only minimally increase the demand for fire and police protection services, the LAFD currently serves the Property, and the Applicant currently maintains the existing 2.88 acre fuel modification area, and so the Project would not create a need for new facilities. For Item 17, Wildfire, the LOD states that the impacts with respect to wildfire are fully evaluated in the DEIR section IV.O (Wildfire) and Final EIR page 3-58. The findings state that the Project's design, proposed fire hydrant, existing and future fuel modification activities, and compliance with existing regulations regarding the VHFHSZ would reduce the flammability of the Project and facilitate quick containment in the event of a structure fire, so it would not spread quickly into the surrounding brush area. As such, the Project would not exacerbate wildfire risks and would increase fire safety.

(h) ***Proposed Additional Fire Safety Conditions of Approval.*** Additional measures may be considered including a large buffer zone surrounding the property that is irrigated to keep the fuel moisture high and flammability rate lower.

(i) ***Fire Department Approval of Building Permits in VHFHSZ.*** Stringent modern building and fire safety standards for the new residence will be adopted and adhered to, thereby making the property safer than it is currently.

As you know, during LADBS building plan check, Fire Department review and sign off is required. The Supplemental Plan Check Correction Sheet For Fire District 1 and VHFHSZ (2023 LABC) includes numerous additional plan check corrections, including: (1) Specific Fire Resistive Construction rates depending on type of construction, (ii) Requiring openings to be protected by fire assembly with a 45 minute fire resistive rating when an exterior wall is within 10 feet (7204.3), (iii) Requiring a roofing platform to be of noncombustible material (7203.6), (iv) Providing a Class A or B roof covering

(7204.4, 1505.1), and (v) for Properties within a VHFHSZ, the Project shall comply with the materials, systems and construction methods of Chapter 7A and Chapter 72, including the 16 specific material specifications or notes/details set forth in the Correction Sheet.

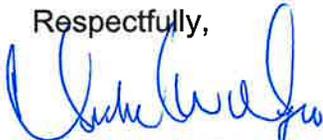
Conclusion

The current existing house built in 1948 cannot be brought up to current VHFHSZ building code and fire code standards. With the construction of the new residence and it's modern fire safety construction features, the property will be in a much safer condition for the property owner to live in than current main residence.

The new residence frontage and eastern facing of the property is shielded from Santa Ana winds, which primarily originate from the northeast. The home's position provides natural protection from these angles, offering a defensive advantage against wildfire driven by winds out of the northeast as the backside of the house is buried into the hillside. The proposed residence is a non-combustible structure buried onto the hillside with only the western-facing side visible. It will be surrounded by a defensible 100-foot green belt. The residence is clad in non-combustible materials, including high-performance fiber cement elements, metal panel systems, fire treated hybrid wood elements, and the wall assembly includes non-combustible insulation, moisture barriers, and fire-resistant coatings. The project incorporates fire-rated glass panels with double and triple glazed low-E windows to minimize heat gain, prevent heat loss and reduce glare.

On top of meeting current fire department requirements, the owner will retain a fire safety consultant to ensure the new residence not only meets but exceeds current VHFHSZ standards and adopts new technologies to ensure life safety for the residents and their neighbors.

Respectfully,



Retired Fire Chief Michael W Dyer

Communication from Public

Name: Sheri Bonstelle
Date Submitted: 03/24/2025 02:25 PM
Council File No: 24-1371
Comments for Public Posting: City Council, Attached is Exhibit 4 of the Applicant's letter for 3003 Runyon Canyon Road.

DEPARTMENT OF PUBLIC WORKS
EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON

OCTOBER 1 TO APRIL 15

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE WWCEP WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET AS GRADED CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
- WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- PROVIDE VELOCITY CHECK DAMS ACROSS THE OUTLET OF ALL LOTS DRAINING INTO THE STREET.
- ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE AWAY FROM THE EDGES OF THE FILL.
- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. STORM AND SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING UPWARD, TO WITHIN TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF STREET	INTERVAL
LESS THAN 2% REQUIRED	AS
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

- PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED IN PARAGRAPH 6 ABOVE. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE INSPECTOR AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DAMS MAY NOT BE USED AS "VELOCITY CHECK DAMS".
- PROVIDE STANDARD "VELOCITY CHECK DAMS" IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW.

GRADE OF CHANNEL DAMS	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

- THE STANDARD "VELOCITY CHECK DAM" SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
- AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHEN TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
- EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
- AFTER EACH STORM, ALL "DESILTING BASINS" AND "VELOCITY CHECK DAMS" SHALL BE PUMPED DRY AND REMOVED OF ALL DEBRIS AND SILT WITH IN 24 HOURS AND RESTORED TO THEIR ORIGINAL CAPACITY.
- EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THE WWCEP, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.
- ALL CUT AND FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL PLASTIC SHEETING HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDRO-SEEDED).
- BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10-FEET ABOVE FILLS DURING THE RAINY SEASON WHICH OCCURS BETWEEN OCTOBER 1 AND APRIL 15.

JOB ADDRESS: 3003 RUNYON CANYON RD, LOS ANGELES, CA 90065

OWNER:
NAME - MANNY VALENCIA
ADDRESS - 3003 RUNYON CANYON RD, LOS ANGELES, CA 90065
PHONE -

24 HR. EMERGENCY CONTACT:
NAME - AMEEN AYOUB
ADDRESS - LOS ANGELES, CA
PHONE - (310) 460-8877

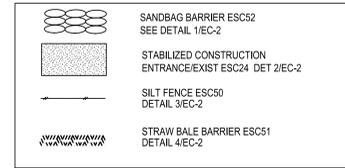
DUST CONTROL NOTES

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

PLAN NOTES

- EROSION CONTROL ON 962 AND 966 AVE 37 HAVE TO BE INSTALLED TOGETHER.

LEGEND



ATTACHMENT B NOTES:

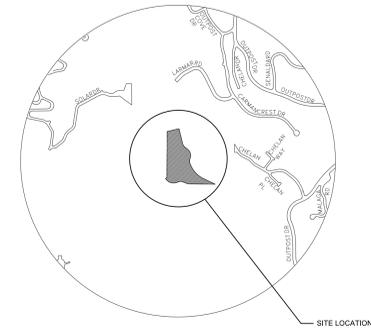
THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR BUILDING OFFICIAL):

EROSION CONTROL	NON-Stormwater Management
EC1 - SCHEDULING	NS1 - WATER CONSERVATION PRACTICES
EC2 - PRESERVATION OF EXISTING VEGETATION	NS2 - Dewatering Operations
EC3 - HYDRAULIC MULCH	NS3 - PAVING AND GRINDING OPERATIONS
EC4 - HYDROSEEDING	NS4 - TEMPORARY STREAM CROSSING
EC5 - SOIL BINDERS	NS5 - CLEAR WATER DIVERSION
EC6 - STRAW MULCH	NS6 - ILLICIT CONNECTION DISCHARGE
EC7 - GEOTEXTILES & MATS	NS7 - POTABLE WATER IRRIGATION
EC8 - WOOD MULCH	NS8 - VEHICLE AND EQUIPMENT CLEANING
EC9 - EARTH DIKES AND DRAINAGE SWALES	NS9 - VEHICLE AND EQUIPMENT FUELING
EC10 - VELOCITY DISSIPATION DEVICES	NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
EC11 - SLOPE DRAINS	NS11 - PILE DRIVING OPERATIONS
EC12 - STREAM BANK STABILIZATION	NS12 - CONCRETE CURING
EC13 - POLYACRYLAMIDE	NS13 - CONCRETE FINISHING
	NS14 - MATERIAL AND EQUIPMENT USE
	NS15 - DEMOLITION ADJACENT TO WATER
	NS16 - TEMPORARY BATCH PLANTS
TEMPORARY SEDIMENT CONTROL	WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
SE1 - SILT FENCE	WM1 - MATERIAL DELIVERY AND STORAGE
SE2 - SEDIMENT BASIN	WM2 - MATERIAL USE
SE3 - SEDIMENT TRAP	WM3 - STOCKPILE MANAGEMENT
SE4 - CHECK DAM	WM4 - SPILL PREVENTION AND CONTROL
SE5 - FIBER ROLLS	WM5 - SOLID WASTE MANAGEMENT
SE6 - GRAVEL BAG BERM	WM6 - HAZARDOUS WASTE MANAGEMENT
SE7 - STREET SWEEPING AND VACUUMING	WM7 - CONTAMINATION SOIL MANAGEMENT
SE8 - SANDBAG BARRIER	WM8 - CONCRETE WASTE MANAGEMENT
SE10 - STORM DRAIN INLET PROTECTION	WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
	WM10 - LIQUID WASTE MANAGEMENT
WIND EROSION CONTROL	EQUIPMENT TRACKING CONTROL
WE1 - WIND EROSION CONTROL	TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
	TC2 - STABILIZED CONSTRUCTION ROADWAY
	TC3 - ENTRANCE/OUTLET TIRE WASH

PER SOILS REPORT ADDENDUM LETTER PAGE 3 IC 16010-I NO EVIDENCE OF WEDGE OR TOPPING FAILURES. POP OUTS, OR ROOTS GROWING ALONG FRACTURE IN THE SUBJECT SLOPE. SLOPES ARE NOT PRONE TO MUDFLOWS AND SLOPE FAILURES.

INDEX TO SHEETS

SHEET	DESCRIPTION
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL PLAN (CONTD)



VICINITY MAP
SCALE 1:400

SITE
3003 RUNYON CANYON RD, LOS ANGELES, CA 90046

LEGAL DESCRIPTION
1/4 OF NE 1/4 OF SEC 4 T1S R14W

RESPONSIBLE AGENT
AMEEN AYOUB DESIGN STUDIO
(310) 460-8877

SOILS ENGINEER
IRVINE GEOTECHNICAL
JON IRVINE
(626) 844-6641

CIVIL ENGINEER
OBANDO & ASSOCIATES, INC.
GASPAR OBANDO
(310) 821-7555

OWNER
MANNY VALENCIA
3003 RUNYON CANYON RD,
LOS ANGELES, CA 90046

MANNY VALENCIA
3003 RUNYON CANYON RD,
LOS ANGELES, CA 90046



02 / 14 / 25

EROSION CONTROL PLAN

PLOT DATE

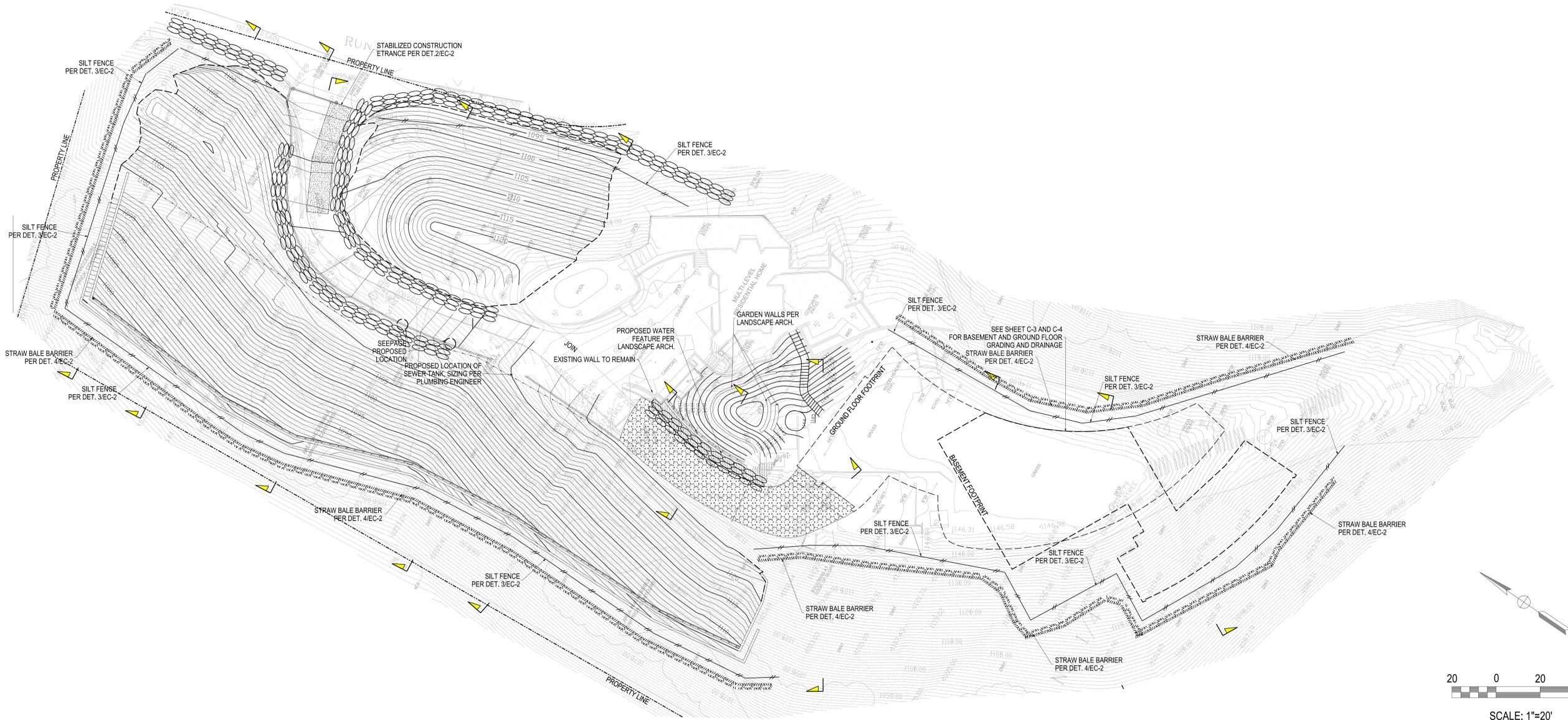
CIVIL PLAN

NO.	DATE	REVISION
1	-	-
2	-	-
3	-	-

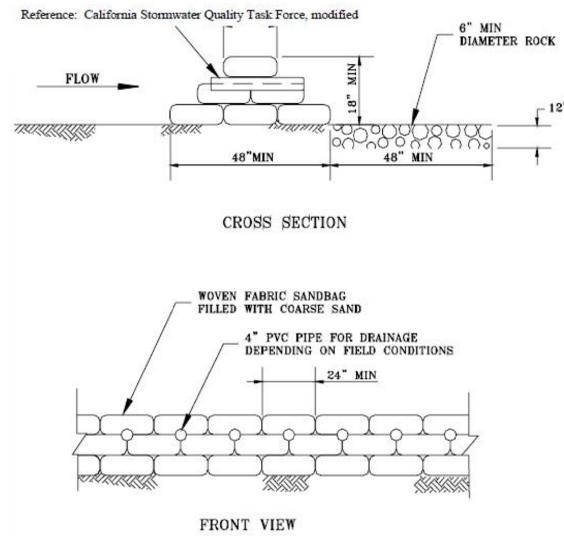
FOR PERMIT ONLY

EC-1

1 of 2



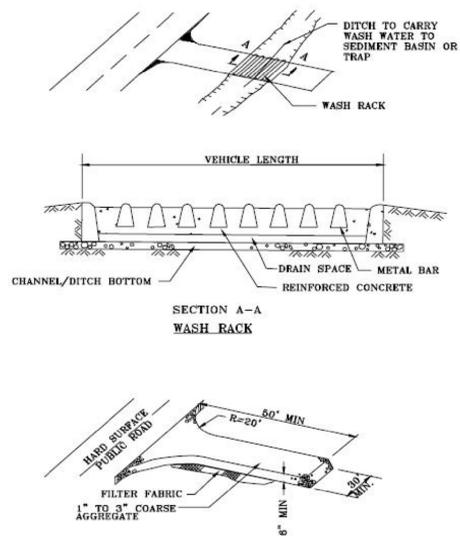
SCALE: 1"=20'



Reference: California Stormwater Quality Task Force, modified

SANDBAG BARRIER		BMP MANUAL ESC 52
DEPARTMENT OF PUBLIC WORKS		
BUREAU OF SANITATION		
DRAWN BY: NP/AGD	CHECKED BY: DMH	APPROVED BY: WKT

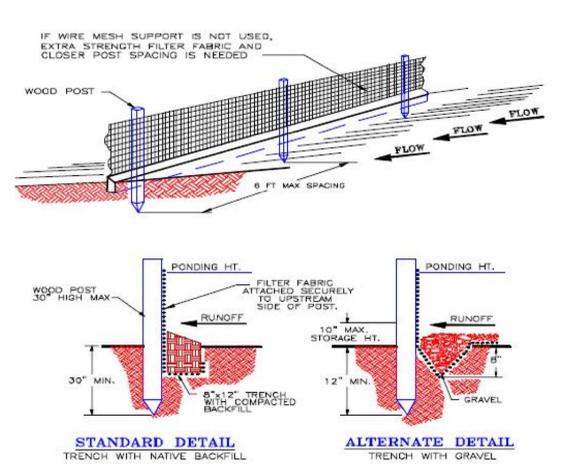
1 **SANDBAG BARRIER ESC52**
EC-2 NO SCALE



Reference: California Stormwater Quality Task Force, modified

STABILIZED CONSTRUCTION ENTRANCE		BMP MANUAL ESC 24
DEPARTMENT OF PUBLIC WORKS		
BUREAU OF SANITATION		
DRAWN BY: NP/AGD	CHECKED BY: DMH	APPROVED BY: WKT

2 **STABILIZED CONSTRUCTION ENTRANCE ESC24**
EC-2 NO SCALE

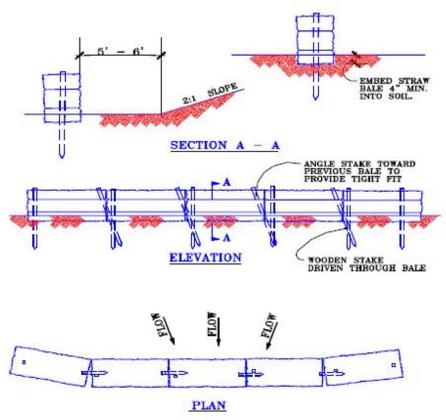


NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO AN OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

Reference: 8 1994 JOHN McCULLAH, modified

SILT FENCE		BMP MANUAL ESC 50
DEPARTMENT OF PUBLIC WORKS		
BUREAU OF SANITATION		
DRAWN BY: TD/AGD	CHECKED BY: DMH	APPROVED BY: WKT

3 **SILT FENCE ESC50**
EC-2 NO SCALE



Reference: 8 1994 JOHN McCULLAH, modified

STRAW BALE BARRIER		BMP MANUAL ESC 51
DEPARTMENT OF PUBLIC WORKS		
BUREAU OF SANITATION		
DRAWN BY: TD/AGD	CHECKED BY: DMH	APPROVED BY: WKT

4 **STRAW BALE BARRIER ESC51**
EC-2 NO SCALE

MANNY VALENCIA
3003 RUNYON CANYON RD.
LOS ANGELES, CA 90046



02 / 14 / 25

EROSION CONTROL PLAN
(CONT'D)

PLOT DATE		
CIVIL PLAN		
NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

FOR PERMIT ONLY

Communication from Public

Name: Sheri Bonstelle
Date Submitted: 03/24/2025 02:26 PM
Council File No: 24-1371
Comments for Public Posting: City Council, Attached are Exhibits 5-6 of the Applicant's letter for 3003 Runyon Canyon Road.

Construction Fire Prevention Management Plan

Valencia Home

3003 Runyon Canyon Road

I. Introduction

This Fire Safety Plan outlines the necessary precautions and procedures to ensure the safety of workers, community members and the homeowner at a new home construction site located at 3003 Runyon Canyon Rd in the city of Los Angeles. The goal is to minimize fire safety risks, prevent fire outbreaks, and respond efficiently to any incidents.

II. Fire Hazard Assessment

- **Site Location:** The construction site at **3003 Runyon Cyn Rd** is situated in the Very High Fire Hazard Severity Zone, which means that it is susceptible to wildfires due to dry vegetation, winds, and other environmental factors.
- **Types of Fire Hazards:** Combustible materials (wood, insulation, and building materials), construction equipment, hot work operations (e.g., welding or cutting), and potential sparks from electrical or mechanical failures.

III. Roles and Responsibilities

1. **Site Manager/Construction Supervisor:**
 - Oversee the implementation and adherence to the Fire Safety Plan.
 - Conduct fire safety training for all workers.
 - Ensure fire safety equipment is available and functional.
 - Enforce no open flame or smoking policies.
 - Unless a Safety Officer is assigned, the Site Manager/Construction Supervisor shall serve as the site Safety Officer
2. **Workers and Contractors:**
 - Follow safety protocols and report any fire hazards or incidents.
 - Participate in fire drills and safety training.
 - Use fire prevention and protection equipment appropriately.
3. **Fire Watch Personnel:**
 - Be on-site during hot work operations, ensuring all fire prevention measures are in place.
4. **Fire Safety Consultant:**
 - Available to the Site Manager/Construction Supervisor to advise on fire safety matters and changing conditions.

IV. Fire Prevention Measures

1. **Create a defensible space perimeter around the work site:**
 - Clear vegetation and debris from a 100-foot perimeter around the site (or as required by LAFD).
 - Establish a firebreak to stop the spread of fire toward the construction site.
 - Ensure all brush clearing devices are spark resistant.
2. **Fire-Resistant Materials:**
 - Use fire-resistant or fire-retardant materials for roofing, siding, and insulation.
 - Store combustible materials away from active construction areas and dispose of waste materials regularly.
3. **Hot Work Precautions:**
 - Ensure that hot work (e.g., welding, cutting, grinding) is performed under strict supervision.
 - A fire watch must be posted during and for at least 30 minutes after hot work operations.
 - Ensure fire extinguishers or other firefighting equipment are readily available at hot work sites.
 - No hot work shall be performed on RED FLAG Fire Weather Watch, Warning and Alert days.
 - The Site Manager shall consult the Fire Safety Consultant when the wind is greater than 10 miles an hour during the months of September through December. This time period may be shortened or extended by the Fire Safety consultant.
4. **Storage of Flammable Materials:**
 - Store fuels, paints, solvents, and other flammable liquids in approved safety containers and away from ignition sources.
 - Use proper storage tanks for propane or other flammable gases, ensuring they are secured and inspected regularly.
5. **Temporary Power and Electrical Safety:**
 - Install temporary power lines and electrical systems according to national and local fire safety codes.
 - Inspect electrical wiring and equipment regularly to prevent overheating and sparks.
 - Use ground-fault circuit interrupters (GFCIs) for temporary electrical setups.
6. **Smoking and Open Flame Restrictions:**
 - The construction site will be a designated NO SMOKING area.
 - Prohibit open flames (such as candles or cooking flames) on the construction site.

V. Fire Detection and Alarm Systems

1. **On-Site Fire Detection:**
 - Install temporary fire alarms or smoke detectors in key areas like storage sheds and offices if long-term occupancy is planned.
 - Regularly check for functionality and battery life in these devices.

2. Communication System:

- Establish a clear communication protocol (911) for notifying the fire department and site workers in case of an emergency (via radios or cell phones).
- Provide emergency contact numbers and ensure all workers have access to them.

VI. Firefighting Equipment and Emergency Response

1. Fire Extinguishers:

- Provide a minimum of one fire extinguisher (ABC-rated) for every 3,000 square feet of construction space.
- Ensure that fire extinguishers are easily accessible, properly maintained, and placed near areas of high risk (hot work, fuel storage, etc.).

2. Water Source:

- Maintain a reliable water source (hydrant, water truck, or tank) for firefighting, especially if the site is far from municipal water.

3. Fire Hose and Suppression Systems:

- Where possible, provide a 1 1/2 inch fire hose for large or hard-to-reach areas.

VII. Fire Drills and Worker Training

1. Pre-Construction Fire Safety Orientation:

- Provide all workers and contractors with a fire safety orientation upon arrival at the construction site.
- Ensure all workers are trained on fire extinguisher use, evacuation routes, and emergency protocols.

2. Regular Fire Drills:

- Conduct fire drills at least monthly while in construction.
- Ensure all workers know where to go during an evacuation and how to report a fire emergency.

3. Fire Safety Signage:

- Clearly post fire exit routes, assembly areas, and emergency contact information throughout the site.

VIII. Emergency Evacuation Plan

1. Evacuation Routes:

- Designate at least two exit routes in case of a fire.
- Ensure that these routes are wide, unobstructed, and lead to a safe assembly point at least 100 feet away from the construction site.

2. Assembly Area:

- Identify a safe, cleared area for workers to assemble during an evacuation.
- Ensure that all workers and visitors are accounted for after evacuation.

3. Fire Department Coordination:

- Provide the local fire department with a site map and contact details to assist with any emergency response.

IX. First Aid-Medical Emergency

- Ensure a well-stocked First Aid kit are available on-site with provisions to treat burns or other fire-related injuries. The First Aid kit shall be kept onsite by the Site manager/Construction Supervisor.
- The First Aid kit shall be stored in a known location by all construction staff.
- If there is a medical emergency beyond a minor first aid, onsite staff shall immediately call 911.

X. Fire Safety Inspections

- Conduct regular fire safety inspections, particularly after any hot work or hazardous activity.
- Document the results of inspections and corrective actions taken.
- Maintain detailed records of fire drills, worker training, and fire prevention measures.

X. Post-Fire Incident Procedures

1. Incident Reporting:

- Any fire or near-miss incident should be reported immediately to the site manager and documented.
- A thorough investigation should be conducted to identify the cause and implement corrective measures.

2. Insurance and Documentation:

- Ensure that adequate fire insurance is in place for both property and workers.
- Document all fire-related incidents and ensure compliance with reporting requirements set by local authorities.

This plan should be reviewed and updated regularly to account for new construction phases, regulatory changes, or emerging fire risks. The priority is to ensure the safety of all personnel and the prevention of fire hazards throughout the construction process.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT
 FUEL MODIFICATION UNIT
 605 NORTH ANGELENO AVENUE
 AZUSA, CA 91702
 (909) 988-8226
 Website: <http://www.fire.ca.gov>
 Email: fire@fire.ca.gov
 "Proud Protectors of Life, Property, and the Environment"

BOARD OF SUPERVISORS
 HEIDA L. SOLIS
 FIRST DISTRICT
 HOLLY J. MITCHELL
 SECOND DISTRICT
 SHELIA KLEIN
 THIRD DISTRICT
 JANICE SHAIN
 FOURTH DISTRICT
 KATHY BASKER
 FIFTH DISTRICT

should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.

- Trees in Zone B may be medium to large at maturity provided they are properly positioned and do not create any vertical or horizontal fuel ladders. Tree selections are subject to denial upon review.

Zone C

- Extends from the outer edge of Zone B an additional 100 feet for a total of 200 feet from the structure.
- Maintenance/modification of vegetation exceeding 100 feet but not to exceed 200 feet from structures may be determined necessary. Any required maintenance/modification is to be determined upon on-site inspection (Fire Code 325.2.2).

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road, driveways and turnarounds used by firefighting resources.
- Clear and remove flammable vegetation on each side of access roads (Fire Code 325.10).
- Fire access roads shall have an unobstructed vertical clearance a minimum width of 20' and vertically clear to the sky (Fire Code 503.2.1).
- Additional clearance beyond 10 feet may be required upon an on-site inspection.
- All proposed plantings, unless otherwise approved, shall be positioned so they do not obstruct access at maturity. Pruning will not be considered as an alternative to plant selection.

Maintenance

Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.

- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters etc.
- Ensure the ember resistant zone is maintained free of any material known to be receptive to flying embers.
- Remove any plant or portion of a plant that is dead or dying throughout all zones.
- Remove downed, accumulated plant litter and dead wood throughout all zones.
- Prune to reduce the overall amount and continuity of fuels. Eliminate horizontal and vertical fuel ladders throughout all zones.
- All invasive species and their parts should be removed from the site.
- Ensure irrigation systems are functioning properly.
- Compliance with the fire code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of fine fuels between the months of April and June depending on the geographic region each dwelling exists.
- Inspection for compliance with an approved fuel modification plan may occur at any time.
- All future planting shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

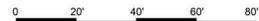
SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGUIRRE HILLS	CARBON	EL MONTE	INDIENVO	LANOLES	PIEDRA BLANCA	SIGNAL HILL
ALHAMBRA	CLAREMONT	GLENDORA	LA CANA/PLATONCE	LYNDHURST	ROCKY HAVEN	SOUTH GATE
ARLINGTON HILLS	COVINGTON	MONTEVISTA	LA HABRA	MANHATTAN	SOUTH HAVEN	WEST GATE
BELL GARDENS	DUARTE	MONTEVISTA	LA PLATA	NORWALK	WEST HOLLYWOOD	WILSON
BELLFLOWER	EMERYVILLE	NEWPORT BEACH	LANCASTER	PALESBORO	WEST VALLEY	WYNDHOLM
BELLFLOWER	EVANSTON	NEWPORT BEACH	LANCASTER	PALESBORO	WEST VALLEY	WYNDHOLM
BELLFLOWER	EVANSTON	NEWPORT BEACH	LANCASTER	PALESBORO	WEST VALLEY	WYNDHOLM

- FUEL MODIFICATION ZONES**
- 5' EMBER / IGNITION RESISTANT ZONE
 - ZONE 'A' - 30' FROM STRUCTURE
 - IRRIGATED
 - PLANTS < 2-3' HEIGHT, FIRE RESISTANT
 - NO PLANTING OVER 1' HEIGHT WITHIN 10' OF STRUCTURE
 - ZONE 'B' - 100' FROM STRUCTURE
 - IRRIGATED
 - NO VERTICAL / HORIZONTAL FUEL LADDERS
 - FIRE RESISTANT
 - ZONE 'C' - EXTENDED A TOTAL OF 200' FROM STRUCTURE
 - MAINTENANCE / MODIFICATION OF VEGETATION EXCEEDING 100' BUT NOT TO EXCEED 200' FROM STRUCTURE. MAY BE DETERMINED NECESSARY
 - MAINTENANCE / MODIFICATION TO BE DETERMINED UPON ON SITE INSPECTION.

FIRE ZONE VHFHSZ
 ADDRESS: 3003 RUNYON CANYON ROAD
 LEGAL DESCRIPTION:
 PIN NUMBER: 153B181 264
 4.54 AC. LOT AREA

- NOTE:
 IRRIGATION COVERAGE:
 • ZONE A AND B ARE FULLY IRRIGATED.
 • ZONE C IS PARTIALLY IRRIGATED (WHEN PLANTINGS HAVE BEEN ADDED)



OVERALL FUEL MODIFICATION ZONE PLAN
 SCALE: 1" = 20'

1234 n. beverly glen Blvd. los angeles ca 90077
 aads@aads.com www.aadsinc.com

SITE
 design studio inc.
 180 EAST MAIN ST. STE. 208
 LOS ANGELES, CA 90012
 Ph: 714.426.0248 Fax: 714.426.0255

RUNYON CANYON RESIDENCE
 3003 N. RUNYON CANYON RD.
 LOS ANGELES CA. 90046
 LOT: PT SW 1/4 NE 1/4 SEC 4 T18R14W BLOCK: NONE
 TRACT: NONE APN: 357020406

NOT FOR CONSTRUCTION

DATE	11-13-23
PLAN CHECK SUBMITTAL 1	6-15-23
SCHEMATIC DESIGN 100% COMPLETE	10-8-23
DESIGN DEVELOPMENT 100% COMPLETE	11-2-23
CONSTRUCTION DOCUMENTS 50% COMPLETE	10-10-24
CONSTRUCTION DOCUMENTS 75% COMPLETE	

PROJECT NUMBER: 1404

FUEL MODIFICATION OVERALL ZONE PLAN

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Communication from Public

Name: Sheri Bonstelle
Date Submitted: 03/24/2025 02:27 PM
Council File No: 24-1371
Comments for Public Posting: City Council, Attached are Exhibits 7-12 of the Applicant's letter for 3003 Runyon Canyon Road.

EXHIBIT 7

3003 Runyon Canyon Residence

Fire Compliance • Building Assemblies • Landscape Strategies

1. Comprehensive Fire-Rated Assembly

- The proposed residence is designed as a complete fire-rated assembly, with all structural and exterior elements engineered to resist fire.
- The design features:
 - Fire-rated walls
 - Non-combustible roof assembly
 - Fire-resistant exterior cladding
 - Non-combustible insulation
 - Fire-resistant coatings

2. Enhanced Fire Resistance Measures

- The project not only meets but exceeds the highest standards for fire-rated construction within the Very High Fire Hazard Severity Zone (VHFHSZ).
- The design incorporates a fully integrated system of protection, creating a robust defense against fire risks.

3. Specific Areas of Focus

- Fire-Rated Glass: the applicant has an option to even further exceeded the already compliant design with windows and doors that use fire-rated glass which will enhance the safety and compliance of the project.
- Green Roof Compliance: The green roof contributes to fire mitigation through moisture retention, fire-resistant planting, and integrated irrigation systems, as detailed in previous documents.

4. Integrated Fire-Resistant Design

- The residence uses a hybrid of concrete, steel, and advanced fire-resistant materials, which contributes to the overall fireproofing strategy.
- Walkable green roofs with American Hydrotech systems, stone and hybrid fire-treated components for decks and driveways, and fire-ember resistant vents contribute to an enhanced fire safety profile.

5. Compliance with LAFD Requirements

- The project aligns with all relevant LAFD fire codes, including access roads, hydrant placement, landscape management, and structural fire resistance.
- Additional Measures: The project is prepared to implement any further requirements identified during the final fire department review.

Planted (green or vegetative) roofs offer several benefits for sustainability and fire

compliance, especially in the context of the Runyon Canyon residence. This document provides a detailed explanation of how green roofs can contribute to fire mitigation and address concerns related to the courtyard and planted roof design.

Fire Mitigation and Sustainability Benefits

1. Fire Resistance through Moisture Retention

- **Moisture Buffer:** Green roofs retain rainwater and irrigation water in their substrate. The retained moisture helps keep the plants and soil damp, significantly reducing the chance of ignition. During dry periods, irrigation systems can maintain this moisture level.
- **Living Barrier:** The use of succulents, sedums, and other fire-resistant plants creates a living, non-combustible barrier. These plants contain high moisture content and are less likely to catch fire, acting as a natural firebreak.

2. Irrigation Strategies for Fire Compliance

- **Automatic Irrigation Systems:** Integrating an automatic drip irrigation system can ensure that the planted roof remains hydrated, especially during fire season. This can be linked to weather stations or smart systems to increase watering during high fire risk periods.
- **Manual Override:** A manual override option can allow for saturation of the green roof in emergencies, providing an extra layer of protection.
- **Impact Head Irrigation System for Fire Suppression:** An additional spray impact head irrigation system is incorporated for fire suppression. This system is designed to spray up to 30 feet beyond the building, enhancing the protection radius. It complements the existing 100-foot spray system, offering a robust defense against potential fires.
- **Fire-Resistant Irrigation Components:** The irrigation impact heads and piping will be constructed from galvanized materials, providing greater resistance to high fire temperatures compared to traditional plastic irrigation heads.

3. Fire-Resistant Plant Selections

- **Low-Flammability Plants:** The selection of native plants include, low-growing grasses, and specific native species that do not encourage fire spread.

- Ground-Covering Vegetation: Keeping plantings low and managed minimizes the possibility of embers finding a place to ignite.
- Low plantings prevent “fire ladders” mitigating lower fires from spreading two trees.

4. Substrate and Layering for Fire Prevention

- Non-Combustible Substrate: The substrate (soil medium) used in green roofs is typically made of a mix of organic and inorganic materials such as soils, clay, gravel, or lightweight minerals. These materials do not burn and can act as a heat sink.
- Fire Barriers: The design can include mineral wool barriers or gravel strips at intervals to act as firebreaks within the green roof system.

5. Defensible Space and Maintenance

- Regular Maintenance: Maintaining the green roof by trimming dry vegetation, removing debris, and keeping plants healthy reduces fire risk.
- Defensible Space: Creating gravel or hardscape borders around the green roof and along the courtyard edges can act as an additional fire barrier. Inorganic cobble is used at the perimeter of the building, landscape interface

6. Compliance with LA Fire Code and Mulholland Design Review Board

- Adhering to Local Regulations: Demonstrating compliance with Chapter 7A of the California Building Code and guidelines from the Los Angeles Fire Department (LAFD) will address concerns from the Mulholland Design Review Board.
- Fire Access and Water Sources: Ensuring that fire crews have access to the roof and that adequate water sources are available will also support compliance.

7. Additional Sustainability Benefits

- Reduced Heat Load: Green roofs help reduce the heat island effect, which can decrease the likelihood of dry, fire-prone conditions on the property.
- Improved Air Quality: Vegetation can help filter airborne particulates, potentially reducing the spread of embers.

Additional Insights from Fuel Modification and Planting Plan (FM-2)

1. Fire-Resistant Planting Strategy

- The roof and courtyard areas are planned to be fully irrigated and planted with fire-resistant plants, which is essential for maintaining safety in the Very High Fire Hazard Severity Zone (VHFHSZ).
- The plant palette includes species and various fire-resistant ground covers, shrubs, and perennials.
- Spacing is maintained between trees and large, larger shrubs to mitigate fire ladders

2. Compliant Plant Selection

- The planting selections align with the Los Angeles Fire Department (LAFD) Fuel Modification Plant List (2020) and the Fire Safe Council - San Diego Comprehensive Fire Resistance Plant List and tree and shrub plantings from the LAFD list.
- Zones A and B of the LAFD guidelines are followed, with specific spacing and fire-safe landscaping practices implemented.

3. Irrigation and Maintenance

- The document emphasizes the need for full irrigation of the roof and courtyard areas, which will help maintain moisture and reduce fire risk.
- The plan includes automatic drip and spray irrigation systems, manual override capabilities, and maintenance practices to keep the plants healthy and reduce combustible debris.

4. Additional Compliance Measures

- Defensible Space: The landscape design incorporates gravel or hardscape borders to act as firebreaks, enhancing compliance with fire codes.
- Hydroseeding for Erosion Control: The use of a hydroseed mix for non-irrigated areas, with selected species provides ground stabilization and reduces the spread of fire.

5. Contractor Responsibilities

- The contractor must ensure pest-free, healthy plant materials, conduct soil testing, and coordinate with the landscape architect for all planting operations.

- They are also required to maintain the landscaped grounds for 120 days, ensuring the fire mitigation measures remain effective during this critical period.

Enhanced Fireproofing Strategy: Runyon Canyon Residence

1. Fire Apparatus Access and Safety Measures

- The project meets the fire apparatus access road requirements, ensuring access within 150 feet of all portions of the structure as per code (Section 503.1).
- Fire lane access is provided as needed, and if easements are required, they will be provided per Section 503.1.6.

2. Hydrant and Water Supply Compliance

- A fire hydrant is provided as required, with on-site hydrants included if distance requirements necessitate them (Section 507.5.1).

3. Structural Fire Resistance and Sprinkler Systems

- The residence is fully sprinklered per Group R occupancy requirements (Section 903.2.8), including coverage for balconies, decks, and egress corridors (Sections 903.3.1.2.1 & 903.3.1.2.2).
- The project includes quick-response sprinklers in all required areas (Section 903.3.2).

4. Fire-Resistant Materials and Construction

- The fire-resistance rating of structural members, walls, barriers, floors, and shafts is maintained per code (Section 701.2).
- Interior materials meet NFPA 286 testing and Class A requirements (Section 803.1.1) and comply with flame spread index requirements (Section 804.2.4).

5. Landscape and Vegetation Management

- The landscape plan includes fuel modification zones, delineating 30-foot and 100-foot zones from all structures and identifying fire-resistant vegetation (Sections 4906.3 & 4906.4).
- Hazardous vegetation is managed within 200 feet of structures, and all landscape

vegetation is maintained to reduce fire fuel risks (Sections 4906.5.1.1.7 & 4906.5.1.1.8).

6. Fire Safety Enhancements in Design

- Fire-Ember Resistant Vents: All exterior vents are equipped with fire ember resistance systems, preventing embers from entering the structure.
- Non-Combustible Decking and Roofing Materials: The use of stone, hybrid fire-treated components, and fire-resistant synthetic wood alternatives enhances fireproofing.
- Fire-Resistant Green Roofs: Utilizing American Hydrotech roofing systems with irrigated fire-resistant vegetation over concrete and fireproof steel structures.

7. Compliance and Adaptability

- The project fully complies with Very High Fire Hazard Severity Zone (VHFHSZ) requirements and will integrate any additional measures requested by the Los Angeles Fire Department during the final review.

Architect's Statement

A statement from Ameen Ayoub, Principal Architect of Ameen Ayoub Design Studio Inc., confirms that the project is in full compliance with all applicable fire codes and is prepared to adapt to any further requirements identified during the final fire department review.



EXHIBIT 8

Fire Code Table

Project: 3003 Runyon Canyon

Type of Review: Entitlements

Date: 2/7/2025

Code Section	Code Language	Team Feedback/Comments
503.1	<p>Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.6.</p> <p>Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.</p> <p>Exceptions:</p> <p>1.The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:</p> <ul style="list-style-type: none">1.1.The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.1.2.Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.1.3.There are not more than two Group R-3 or Group U occupancies. <p>2.Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.</p>	
503.1.4	Building structure more than 150 feet from the edge of the	

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Calabasas, CA 91372

Office Location:
24025 Park Sorrento Suite H,
Calabasas, CA 91372

roadway.

If any portion of the first-story exterior walls of any building structure is more than 150 feet (46 m) from the edge of the roadway of an approved street, an approved fire lane shall be provided so that such portion is within 150 feet (46 m) of the edge of the fire lane.

Exception: An entrance to any dwelling unit or guestroom shall not be more than 150 feet (46 m) in distance of horizontal travel from the edge of roadway of an improved street or approved fire lane.

503.1.6

Easements.

Where fire lanes are required under Section 503.1.4 to provide access for Fire Department emergency vehicles, and such fire lanes are other than access roads, they shall be granted to the City without cost as easements from a public street or alley to the required terminal point. Provided, however, that the easement requirement may be waived, unless otherwise required by the General Plan of the City of Los Angeles, where the Department determines that the acquisition of an easement is not necessary for the protection of the public safety and welfare. Fire lanes shall be designated and maintained as follows:

1. Fire lanes shall have a minimum clear roadway width of 20 feet (6096 mm) when no parking is allowed on either side.
2. Those portions of a fire lane which must accommodate the operation of Fire Department aerial ladder apparatus shall have a minimum clear roadway width of 28 feet (8534 mm) when no parking is allowed on either side.
3. Those portions of a fire lane 30 feet (9144 mm) on either side of a private fire hydrant shall have a minimum clear roadway width of 28 feet (8534 mm). No parking shall be permitted within those portions of the roadway which are within 30 feet (9144 mm) of and on the same side of the roadway as a private fire hydrant.
4. Where parking is allowed on only one side of a required fire lane, parking shall be on the same side of the roadway as the hydrants.
5. Where parallel parking is allowed on either side of a fire lane, the roadway width shall be increased 8 feet (2438 mm) for each parking lane.
6. Where access requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet (4267 mm).
7. Dead-end fire lanes shall terminate in cul-de-sacs or other approved turning areas consistent with the Department of Public



	<p>Works Standard Street Dimension Plan D-22549.</p> <p>8.Fire lanes shall be paved to the City Engineer’s standards for public alleys.</p>	
507.5.1	<p>Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.</p> <p>Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).</p>	
513.1	<p>Where the Chief determines that any or all of the supplemental fire protection equipment or systems described in this section may be substituted in lieu of the requirements of this chapter with respect to any facility, structure, group of structures or premises, the person owning or having control thereof shall either conform to the requirements of this chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems are necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.</p>	
513.2	<p>Supplemental fire protection equipment or systems.</p> <p>Supplemental fire protection equipment or systems shall consist of:</p> <ol style="list-style-type: none">1.Fire-protective signaling systems which shall be installed in accordance with Chapter 9.2.Fire hydrants which shall be installed in accordance with Section 507.3.1, or as required by the Chief.3.Automatic fire-extinguishing systems which shall be installed in accordance with, but not limited to, Chapter 9.4.Smoke removal systems which shall be designed for the hazard to be protected and shall be approved by the Chief.5.Standpipe systems which shall be installed in accordance with the LAMC (Plumbing Code).6.Systems or equipment not specified. The installation, arrangement of, or alteration thereto of other fire protection equipment or systems which are deemed necessary to provide minimum fire protection as may be required by the Chief.	
701.2	<p>Fire-resistance-rated construction.</p>	



	<p>The fire-resistance rating of the following fire-resistance-rated construction shall be maintained:</p> <ol style="list-style-type: none">1.Structural members.2.Exterior walls.3.Fire walls, fire barriers, fire partitions.4.Horizontal assemblies.5.Shaft enclosures.	
704.1	<p>Maintaining protection.</p> <p>Where required when the building was originally constructed, materials and systems used to protect joints and voids in the following locations shall be maintained. The materials and systems shall be securely attached to or bonded to the adjacent construction, without openings visible through the construction.</p> <ol style="list-style-type: none">1.Joints in or between fire-resistance-rated walls, floors or floor/ceiling assemblies and roof or roof/ceiling assemblies.2.Joints in smoke barriers.3.Voids at the intersection of a horizontal floor assembly and an exterior curtain wall.4.Voids at the intersection of a horizontal smoke barrier and an exterior curtain wall.5.Voids at the intersection of a nonfire-resistance-rated floor assembly and an exterior curtain wall.6.Voids at the intersection of a vertical fire barrier and an exterior curtain wall.7.Voids at the intersection of a vertical fire barrier and a nonfire-resistance-rated roof assembly. <p>Unprotected joints and voids do not need to be protected where such joints and voids were not required to be protected when the building was originally constructed. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer’s installation instructions.</p>	
803.1.1	<p>Interior wall and ceiling finish materials tested in accordance with NFPA 286.</p> <p>Interior wall and ceiling finish materials shall be classified in accordance with NFPA 286 and tested in accordance with Section 803.1.1.1. Materials complying with Section 803.1.1.1 shall be</p>	



	considered to comply with the requirements of Class A specified in Section 803.1.2.	
803.3	<p>Interior finish requirements based on occupancy.</p> <p>Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286, and meeting the acceptance criteria of Section 803.1.1.1, shall be used where a Class A classification in accordance with ASTM E84 or UL 723 is required.</p>	
804.1	<p>Interior trim.</p> <p>Combustible trim in new and existing buildings, excluding handrails and guards, shall not exceed 10 percent of the specific wall or ceiling areas to which it is attached. Other than foam plastic, material used as interior trim shall have minimum Class B flame spread and 450 smoke-developed index in Group I-3 and for all other occupancies shall comply with Section 804.1.1 or 804.1.2. Foam plastic used as interior trim shall comply with Section 804.2.</p>	
804.2.2	The maximum thickness of the interior trim shall be 1/2 inch (12.7 mm) and the maximum width shall be 8 inches (203 mm).	
804.2.3	The interior trim shall not constitute more than 10 percent of the specific wall or ceiling area to which it is attached.	
804.2.4	<p>The flame spread index shall not exceed 75 where tested in accordance with ASTM E84 or UL 723. The smoke-developed index shall not be limited.</p> <p>Exception: Where the interior trim material has been tested as an interior finish in accordance with NFPA 286 and complies with the acceptance criteria in Section 803.1.1.1, it is not required to be tested for flame spread index in accordance with ASTM E84 or UL 723.</p>	
804.3	<p>New interior floor finish.</p> <p>New interior floor finish and floor covering materials in new and existing buildings shall comply with Sections 804.3.1 through 804.3.3.2.</p> <p>Exception: Floor finishes and coverings of a traditional type, such as wood, vinyl, linoleum or terrazzo, and resilient floor covering materials that are not composed of fibers.</p>	
804.3.1	Interior floor finish and floor covering materials required by Section 804.3.3.2 to be of Class I or II materials shall be classified in accordance with ASTM E648 or NFPA 253. The classification referred to herein corresponds to the classifications determined by ASTM E648 or NFPA 253 as follows: Class I, 0.45 watts/cm ² or greater; Class II, 0.22 watts/cm ² or greater.	
804.3.2	Interior floor finish and floor covering materials shall be tested by an approved agency in accordance with ASTM E648 or NFPA 253 and identified by a hang tag or other suitable method so as to identify	



	<p>the manufacturer or supplier and style, and shall indicate the interior floor finish or floor covering classification in accordance with Section 804.3.1. Carpet-type floor coverings shall be tested as proposed for use, including underlayment. Test reports confirming the information provided in the manufacturer's product identification shall be furnished to the fire code official upon request.</p>	
804.3.3	<p>New interior floor covering materials shall comply with Sections 804.3.3.1 and 804.3.3.2, and interior floor finish materials shall comply with Section 804.3.1.</p>	
804.4	<p>Interior floor-wall base.</p> <p>Interior floor-wall base that is 6 inches (152 mm) or less in height shall be tested in accordance with ASTM E648 or NFPA 253 and shall be not less than Class II. Where a Class I floor finish is required, the floor-wall base shall be Class I. The classification referred to herein corresponds to the classifications determined by ASTM E648 or NFPA 253 as follows: Class I, 0.45 watt/cm² or greater; Class II, 0.22 watts/cm² or greater.</p> <p>Exception: Interior trim materials that comply with Section 804.1.</p>	
901.4.5	<p>Additional fire protection systems.</p> <p>In occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult, the fire code official shall have the authority to require additional safeguards and fire protection systems. Fire protection and life safety systems required under this section shall be installed in accordance with this code and the applicable referenced standards.</p>	
903.2.8	<p>Group R.</p> <p>An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.</p> <p>Exceptions:</p> <ol style="list-style-type: none">1.Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.2.Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.3.Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or	



	<p>portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.</p> <p>4.Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).</p> <p>When not used in accordance with area or height increases for automatic fire sprinklers allowed in the California Building Code, an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R- 2.1 occupancies.</p> <p>An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.</p>	
903.2.11.1.3	<p>Basements.</p> <p>Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the basement shall be equipped throughout with an approved automatic sprinkler system.</p>	
903.3.1.2	<p>NFPA 13R sprinkler systems.</p> <p>Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 80.</p> <ol style="list-style-type: none">1.Four stories or less above grade plane.2.The floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.3.The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access. <p>The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the California Building Code shall be measured from grade plane.</p>	
903.3.1.2.1	<p>Balconies and decks.</p> <p>Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units where either of the following conditions exists:</p> <ol style="list-style-type: none">1.The building is of Type V construction, provided that there is a roof or deck above.	



	<p>2.Exterior balconies, decks and ground floor patios of dwelling units and sleeping units are constructed in accordance with Section 705.2.3.1, Exception 3 of the California Building Code.</p> <p>Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.</p>	
903.3.1.2.2	<p>Corridors and balconies in the means of egress.</p> <p>Sprinkler protection shall be provided in corridors and for balconies in the means of egress where any of the following conditions apply:</p> <ol style="list-style-type: none">1.Corridors with combustible floor or walls.2.Corridors with an interior change of direction exceeding 45 degrees (0.79 rad).3.Corridors that are less than 50 percent open to the outside atmosphere at the ends.4.Open-ended corridors and associated exterior stairways and ramps as specified in Section 1027.6, Exception 3.5.Egress balconies not complying with Sections 1021.2 and 1021.3.	
903.3.1.3	<p>NFPA 13D sprinkler systems.</p> <p>Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D as amended in Chapter 80.</p>	
903.3.2	<p>Quick-response and residential sprinklers.</p> <p>Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in all of the following areas in accordance with Section 903.3.1 and their listings:</p> <ol style="list-style-type: none">1.Throughout all spaces within a smoke compartment containing care recipient sleeping units in Group I-2 in accordance with the California Building Code.2.Throughout all spaces within a smoke compartment containing gas fireplace appliances and decorative gas appliances in Group I-2 in accordance with the California Building Code.3.Throughout all spaces within a smoke compartment containing treatment rooms in ambulatory care facilities.	



	<p>4.Dwelling units and sleeping units in Group R occupancies.</p> <p>5.Light-hazard occupancies as defined in NFPA 13.</p>	
4906.3	<p>Landscape plans.</p> <p>Landscape plans shall be provided when required by the enforcing agency. The landscape plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.</p>	
4906.3.1	<p>Landscape plans shall contain the following:</p> <ol style="list-style-type: none">1.Delineation of the 30-foot (9144 mm) and 100-foot (30.5 m) fuel management zones from all structures.2.Identification of existing vegetation to remain and proposed new vegetation.3.Identification of irrigated areas.4.A plant legend with both botanical and common names, and identification of all plant material symbols.5.Identification of ground coverings within the 30-foot (9144 mm) zone.	
4906.4	<p>Vegetation.</p> <p>All new vegetation shall be fire-resistant vegetation in accordance with this section.</p> <p>Exception: Trees classified as non-fire-resistant vegetation complying with Section 4906.4.2.1.</p> <p>To be considered fire-resistant vegetation, it must meet at least one of the following:</p> <ol style="list-style-type: none">1.Be identified as fire-resistant vegetation in an approved book, journal or listing from an approved organization.2.Be identified as fire-resistant vegetation by a licensed landscape architect with supporting justification.3.Plants considered fire-resistant vegetation and approved by the local enforcing agency.	
4906.4.1	<p>Shrubs.</p> <p>All new plantings of shrubs shall comply with the following:</p> <ol style="list-style-type: none">1.Shrubs shall not exceed 6 feet (1829 mm) in height.	

	<p>2.Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm).</p> <p>3.Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).</p> <p>4.Shrub groupings shall be separated from structures a minimum of 30 feet (9144 mm).</p> <p>5.Where shrubs are located below or within a tree’s drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.</p>	
4906.4.2	<p>Trees.</p> <p>Trees shall be managed as follows within the 30-foot (9144 mm) zone of a structure:</p> <p>1.New trees shall be planted and maintained so that the tree’s drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure.</p> <p>2.The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).</p> <p>3.Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from chimney and stovepipe outlets per Title 14, Section 1299.03.</p>	
4906.4.2.1	<p>Non-fire-resistant vegetation.</p> <p>New trees not classified as fire-resistant vegetation, such as conifers, palms, pepper trees and eucalyptus species, shall be permitted provided the tree is planted and maintained so that the tree’s drip line at maturity is a minimum 30 feet (9144 mm) from any combustible structure.</p>	
4906.5.1.1	<p>Specific requirements for hazardous vegetation.</p> <p>Each person who has any ownership or possessory interest in, or control of, a parcel of land shall comply with the requirements set forth in Sections 4906.5.1.1.1 through 4906.5.1.1.10.</p>	
4906.5.1.1.1	<p>Vegetation within 100 feet of buildings.</p> <p>Remove from the property all dead trees, and maintain all weeds and other vegetation at a height of no more than three inches, except as otherwise provided therein, if such weeds or other vegetation are within 100 feet (30 m) of a building or structure located on such property or on adjacent property. This requirement does not apply to the maintenance of trees, ornamental shrubbery or plants which are used as ground cover, provided such do not provide a ready fuel supply to augment the spread or intensity of a fire; nor does it apply to a native shrub, provided such shrub is</p>	



	<p>trimmed up from the ground to onethird of its height; does not exceed 216 cubic feet (6 m³) in volume; is spaced at a distance of not less than three times its maximum diameter, and not less than 18 feet (5486 mm) from the edge of any other native shrub, building or structure; and all dead wood and other combustible material within 18 feet (5486 mm) of such shrub is removed except as provided above.</p>	
4906.5.1.1.2	<p>Trees within 100 feet of buildings.</p> <p>Maintain trees which are 18 feet (5486 mm) or more in height and are within 100 feet (30 m) of any building or structure or within 10 feet (3048 mm) of that portion of any highway, street, alley or driveway which is improved or used for vehicle travel or other vehicular purposes, so that no leafy foliage, twigs, or branches are within 6 feet (1829 mm) of the ground. Trees and shrubs less than 18 feet (5486 mm) shall be trimmed up one-third their height.</p>	
4906.5.1.1.3	<p>Chimney clearance.</p> <p>Remove any portion of a tree which extends within 10 feet (3048 mm) of the outlet of a chimney or stovepipe.</p>	
4906.5.1.1.4	<p>Overhanging branches.</p> <p>Keep all trees, shrubs, and other growing vegetation or portions thereof adjacent to or overhanging any building or structure free of dead limbs, branches and other combustible matter. Maintain 5 feet (1524 mm) of vertical clearance between roof surfaces and portions of trees overhanging any building or structure.</p>	
4906.5.1.1.5	<p>Roof maintenance.</p> <p>Maintain the roofs of all buildings or structures free of leaves, needles, twigs and other combustible matter.</p>	
4906.5.1.1.6	<p>Road and fence clearance.</p> <p>Maintain all weeds and other vegetation located within 10 feet (3048 mm) of any combustible fence or an edge of that portion of any highway, street, alley or driveway improved or used for vehicular travel or for other vehicular purposes at a height of not more than 3 inches (76 mm). This shall not require the removal of trees, ornamental shrubbery or plants which are used as ground cover, provided such do not provide a ready fuel supply to augment the spread or intensity of a fire, nor require the removal of native shrubs which meet the requirements set forth in Section 4906.5.1.1.1.</p>	
4906.5.1.1.7	<p>Second 100-foot modification.</p> <p>Clear all hazardous vegetation and other combustible growth within the first 100 feet (30 m) surrounding structures as required by this section. Reduce the amount and/or modify the arrangement of hazardous vegetation within the area comprising the second 100 feet (30 m) for a total distance of 200 feet (61 m) from any structure unless otherwise specified by the Chief. The work required</p>	



	shall be set forth in the Notice of Noncompliance.	
4906.5.1.1.8	<p>Landscape vegetation.</p> <p>Maintain all landscape vegetation, including, but not limited to, conifers (e.g., cedar, cypress, fir, juniper, and pine), eucalyptus, acacia, palm and pampas grass in such a condition as not to provide an available fuel supply to augment the spread or intensity of a fire. The Notice of Noncompliance citing violations of this subsection will specify that such landscape vegetation poses a threat to buildings or structures in the vicinity and may cause them to be indefensible, and shall describe the work required to be done.</p>	
4906.5.1.1.9	<p>Greater fire protection measures.</p> <p>Nothing contained in this subsection shall be deemed to preclude the Chief from requiring more than the minimum specific requirements set forth above when the Chief determines that conditions exist which necessitate greater fire protection measures.</p>	
4906.5.1.1.10	<p>Additional brush clearance requirements.</p> <p>All individuals performing grass or brush clearance activities in the VHFHSZ shall adhere to the following specific requirements:</p> <ol style="list-style-type: none">1.Grass or brush clearance operations shall not be conducted on red flag days.2.Individuals engaged in grass or brush clearance operations shall not engage in any other activities during their actual clearance of grass or brush.3.Individuals engaged in grass or brush clearance operations shall use an appropriate extinguishing agent immediately to extinguish a fire.4.All fires, regardless of size, shall be reported immediately via the 9-1-1 system to the Fire Department.5.A Class 2-A 2-gallon (8 L) water fire extinguisher, pressurized garden hose with attached nozzle (fully open), or comparable pressurized Class 2-A extinguishing device shall be within 10 feet (3048 mm) of any grass or brush clearance operation.6.Where a gasoline container is present at the site of the grass or brush clearance operation, a minimum 4A:60B:C dry chemical fire extinguisher shall be within 10 feet (3048 mm) of the brush clearance operation.7.A cell phone capable of dialing 9-1-1 shall be charged and readily accessible to the grass or brush clearance operation.8.A safety strap shall be used at all times for any tool or appliance	



	with hot exhaust. Hot exhaust shall not come in contact with any brush, grass, flash fuels, or other flammable material.	
4907.2	<p>Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:</p> <ol style="list-style-type: none">1.All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).2.Land designated as a Very High Fire Hazard Severity Zone by the Director.3.Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.	
4907.3	<p>Requirements.</p> <p>Hazardous vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:</p> <ol style="list-style-type: none">1.Public Resources Code, Section 4291.2.California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.3.California Government Code, Section 51182.4.California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.	
4908.1	<p>General.</p> <p>Pursuant to PRC 4290 all residential, commercial and industrial building construction within state responsibility areas approved after January 1, 1991, and within lands classified and designated as an LRA Very High Fire Hazard Severity Zone, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021, shall comply with the SRA Fire Safe Development Regulations as specified in Title 14, Division 1.5, Chapter 7, Subchapter 2.</p>	

EXHIBIT 9



Supplemental Plan Check Corrections Sheet for Fire District 1 and Very High Fire Hazard Severity Zone (2023 LABC)

Plan Check / PCIS Application No.: _____

Job Address _____ Date: _____

P.C. Engineer: _____ Phone: _____

(E-mail: firstname.lastname@lacity.org)

For instruction and other information, read the master plan check list attached.

Obtain the following Information Bulletins, Affidavits or forms from our web site (www.ladbs.org)

- Information Bulletin No. P/BC 2020-023

A. FIRE DISTRICT 1

1. Type IV and V buildings are not permitted in Fire District No 1. (7204.1)
2. Type IIB construction shall have at least: (7204.2)
 - 2 hour fire-resistive construction for exterior walls within 10 feet of and facing a property line.
 - 1 hour fire-resistive construction for exterior walls within 30 feet of and facing a property line or as required by Table 601, whichever is higher.
3. Type II buildings shall have at least:
 - Exterior load bearing walls located within 30 feet of common property line or an assumed property line shall be of 2 hour fire-resistive. (7204.6)
 - Exterior nonload-bearing walls located within 30 feet of a common property line or an assumed property line shall as required by Table 601, but not less than 1 hour. (7204.6)
 - Exterior walls located more than 30 feet from common property line or an assumed property line shall comply with Table 601 requirements. (7204.6)
4. Provide 1-hour fire-resistance-rated construction in non-sprinklered building, other than automobile parking structures and buildings surrounded on all sides by a permanently open space of 30 feet or more, for walls, floors roofs and their supporting structural members. (7204.5)
5. Openings shall be protected by a fire assembly having a 45-minute fire resistive rating when the exterior wall has a fire separation distance of less than 10 feet. (7204.3)
6. Exterior plastic veneer is not permitted. (7204.11)
 - a. Architectural trims shall be of approved noncombustible materials or fire-retardant-treated wood. (7204.7)
 - b. Permanent canopies shall comply with Section 7204.8.
7. Every story or basement with a floor surface elevation more than 4 feet lower than the highest elevation of the floor landing or tread of any required exit from that story shall be sprinklered. (7203.5)
8. Loading platform shall be enclosed and shall be firestopped into areas not exceeding 2,500 square feet. (7203.6)
9. Loading platform over 48 inches above the ground shall be of noncombustible material. (7203.6)
10. Roofed platform shall be of noncombustible material. (7203.6)
11. Provide Class A or B roof covering. (7204.4, 1505.1)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

B. VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) (701A.3, 7201.2, 7207)

1. Based on City maps, this project is located within Very High Fire Hazard Severity Zone (VHFHSZ). It shall Comply with requirements of Materials, systems & construction methods of Chapter 7A and Chapter 72. Add the following material specifications and/or notes/details to plans:
 - a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)
 - b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
 - c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
 - d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)
 - e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5)
 - f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (707A.3)
 - g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2)
 - h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1)
 - i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1-1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASNFPA 252. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)
 - j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.709A.3
 - k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition- resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
 - l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)
 - m. All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)
 - n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.
 - o. No trellis is permitted within 10 feet of the primary structure.
 - p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2020-023).

Note: Visit <https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/bml-search-building-materials-listing> to search the California State Fire Marshal directory of building material listings.

ADDITIONAL CORRECTIONS	Code Sec. No.

State Minimum Fire Safety Regulations

EXHIBIT 10

Cal.Code.Regs, Title 14, Division 1.5, Chapter 7, subchapter 2
 14 CCR § 1270.00 et seq.
 Effective: April 1, 2023

Summary. The project includes the construction of a single family residence. The Property at 3003 Runyon Canyon Road is located within a Very High Fire Hazard Severity Zone (VHFHSZ).

A property in the VHFHSZ is within the State Minimum Fire Safety Regulations (1270.02(a),(b)); however, the project location falls within the exception, because it was located on a Parcel Map (Parcel Map 44-62) that was approved prior to 1991 with access from Runyon Canyon Road. (1270.02(b)) The City approved Runyon Canyon Road as a deemed approved private street with two residential units.

Because the property is exempt, it is not relevant whether any of the regulated activities apply. However, the project does not add any new residential units, because the existing building is the accessory living quarters and the driveway remains the same, and so the emergency access will not change. (1270.02(c)) In addition, the project does not include construction or expansion of a Road. Runyon Canyon Road does not qualify as a Road, because it is existing and has only two residential units and not the required four residential units per the definition. (1270.02(c))

No.	Regulation	Compliance	Notes
	Purpose		
1270.02(a)	Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones , as defined in Government Code § 51177(i) (VHFHSZ).	Applies	Located in VHFHSZ
1270.02(b)	The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles. 1270.01 (ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner. “Development” means the uses to which the land which is the subject of a map shall be put, the buildings to be constructed on it, and all alterations of the land and construction incident thereto. (Gov'n Code 66418.1)	Applies	-----
1270.02(c)	These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.	Applies	- - -

	Status		
1270.02(a)	<p>Subchapter 2 shall apply to:</p> <p>(a) (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).</p> <p>(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;</p> <p>(3) all tentative and parcel maps or other Developments approved after January 1, 1991;</p> <p>(4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.</p>	N/A	Does not apply because parcel map PM 44-62 complies with the exception in 1270.02(b).
1270.02(b)	<p>(b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.</p>	Exception applies	Does not apply because parcel map PM 44-62 was approved prior to 1991 based on street access, and deemed approved private street approved.
1270.02(c)	<p>(c) Affected activities include, but are not limited to:</p> <p>(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);</p> <p>(2) application for a Building permit for new construction not relating to an existing Structure;</p> <p>(3) application for a use permit;</p> <p>(4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.</p>	N/A	Does not apply because of the Parcel Map per 1270.02(b). In addition, the project includes a new Building permit related to an existing structure, which is the accessory

	<p>1270.01 (y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.</p> <p>1270.01 (i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.</p>		<p>living quarters for the new residence. The existing driveway and access do not change and therefore does not require new "basic emergency access." It does not include a new parcel, use permit or Road construction, because the private street has 2 residential units.</p>
1270.02(d)	(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.	N/A	No agriculture use.

PARCEL MAP - L.A. NO. 2201

EXHIBIT 11

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A DIVISION OF LOTS 1, 2 AND 3 OF TRACT NO. 26950, PER MAP FILED IN BOOK 802, PAGES 29 AND 30 OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND A PORTION OF LOT II, N.E. 1/4, SECTION 4, T. 1 S., R. 14 W., SAN BERNARDINO MERIDIAN, AND A PORTION OF S.W. 1/4 OF N.E. 1/4, SECTION 4, T. 1 S., R. 14 W., SAN BERNARDINO MERIDIAN.

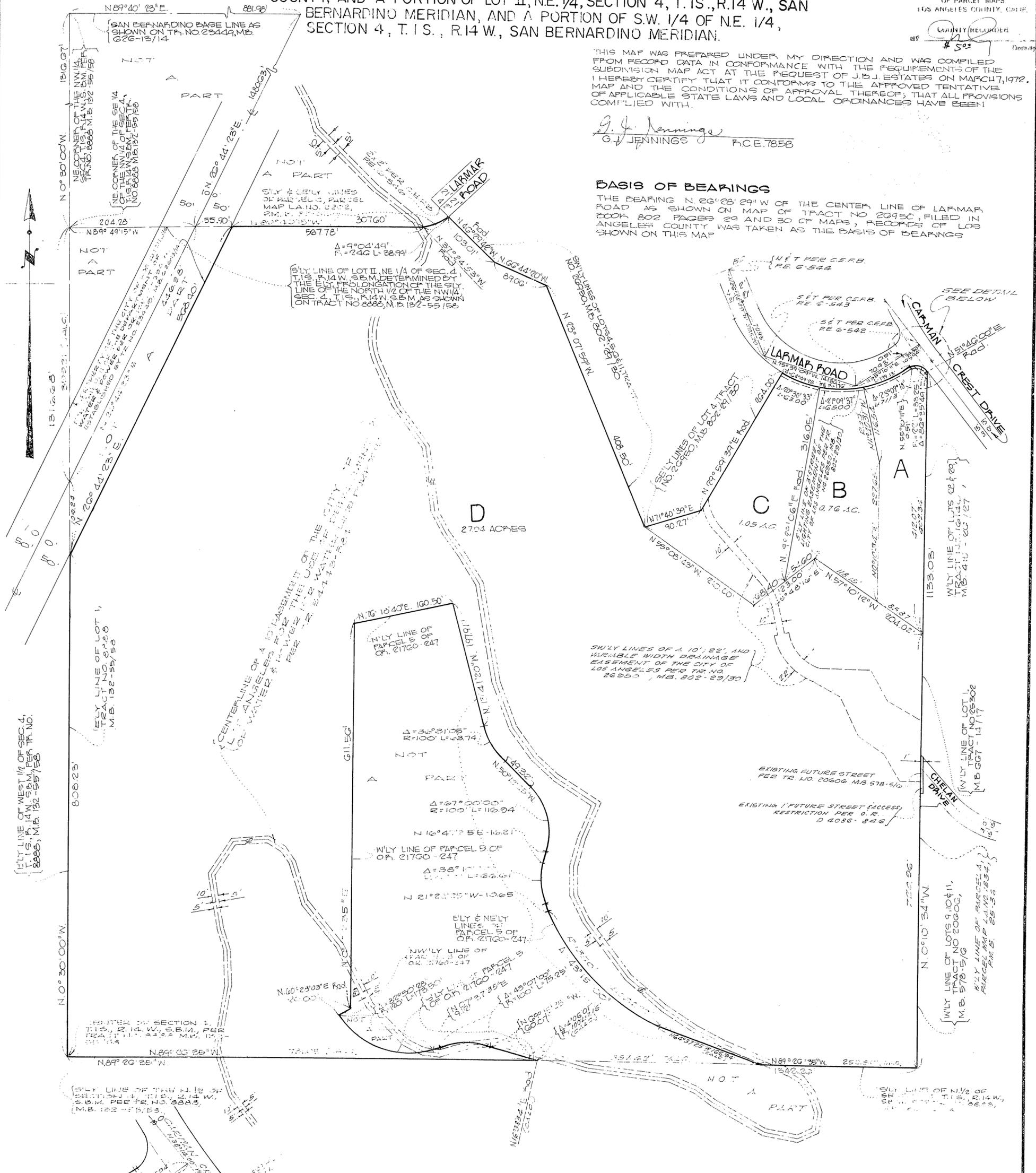
FILED
AT REQUEST OF
J.B.J. Estates
APR. 24, 1973
27 MIN. 4 PM
PAST 44
IN BOOK 44
AT PAGE 61
OF PARCEL MAPS
LOS ANGELES COUNTY, CALIF.

THIS MAP WAS PREPARED UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF J.B.J. ESTATES ON MARCH 7, 1972. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF; THAT ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

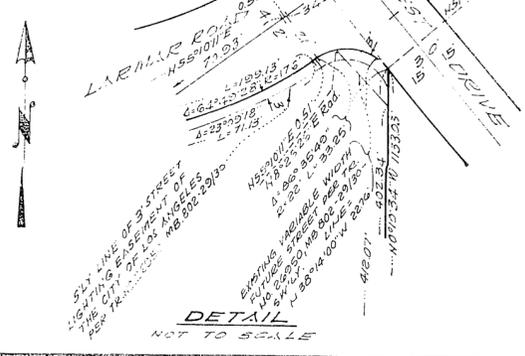
G.J. Jennings
G.J. JENNINGS P.C.E. 7858

BASIS OF BEARINGS

THE BEARING N 22° 28' 29" W OF THE CENTER LINE OF LAPMAR ROAD AS SHOWN ON MAP OF TRACT NO. 26950, FILED IN BOOK 802 PAGES 29 AND 30 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS



WILY LINE OF WEST 1/2 OF SEC. 4, T. 1 S., R. 14 W., S.B.M. PER TR. NO. 8885, M.B. 132-55/58



NOTE: The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geologic reports as it deems necessary to justify the issuance of such building permits.

CITY ENGINEERS CERTIFICATE (PARCEL MAP)
This map has been examined this 12th day of APRIL 1973, for conformance with the requirements of Section 11575 of the Subdivision Map Act.
Donald C. Tillman, City Engineer
Ronald C. Tillman

CERTIFICATE OF ACCEPTANCE (PARCEL MAP)
I HEREBY CERTIFY that the City Council of the City of Los Angeles, on this day, approved the attached map. This approval shall not be construed as an acceptance of any improvements made in or upon any street, road, alley, highway or easement shown on this map.
Date: April 24 1973
REX E. LAYTON, City Clerk
By: [Signature] Deputy



RICHARD J. RIORDAN
MAYOR

CON HOWE
DIRECTOR

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

MELANIE S. FALLON
DEPUTY DIRECTOR

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 237-1818
FAX (213) 237-0552

MA J. SCHNABEL
PRESIDENT
LES HAMASAKI
VICE-PRESIDENT
ROBERT L. SCOTT
SHELLY S. SUZUKI
ANTHONY N. R. ZAMORA

RAMONA HARO
SECRETARY

(213) 485-5071

October 13, 1993

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

Dear Mr. Gray:

RE: APPROVAL OF DEEMED APPROVED PRIVATE STREET

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

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

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

You have provided the following:

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



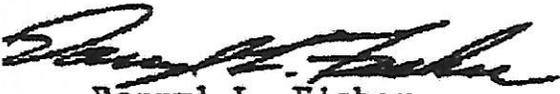
4. Building and other permits for property located at 3003 Runyon Canyon Road bearing a legal description which is the same as that which is shown in the above recorded documents and indicating the existence of single family residence on or before 1949.

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

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

Very truly yours

CON HOWE
Advisory Agency



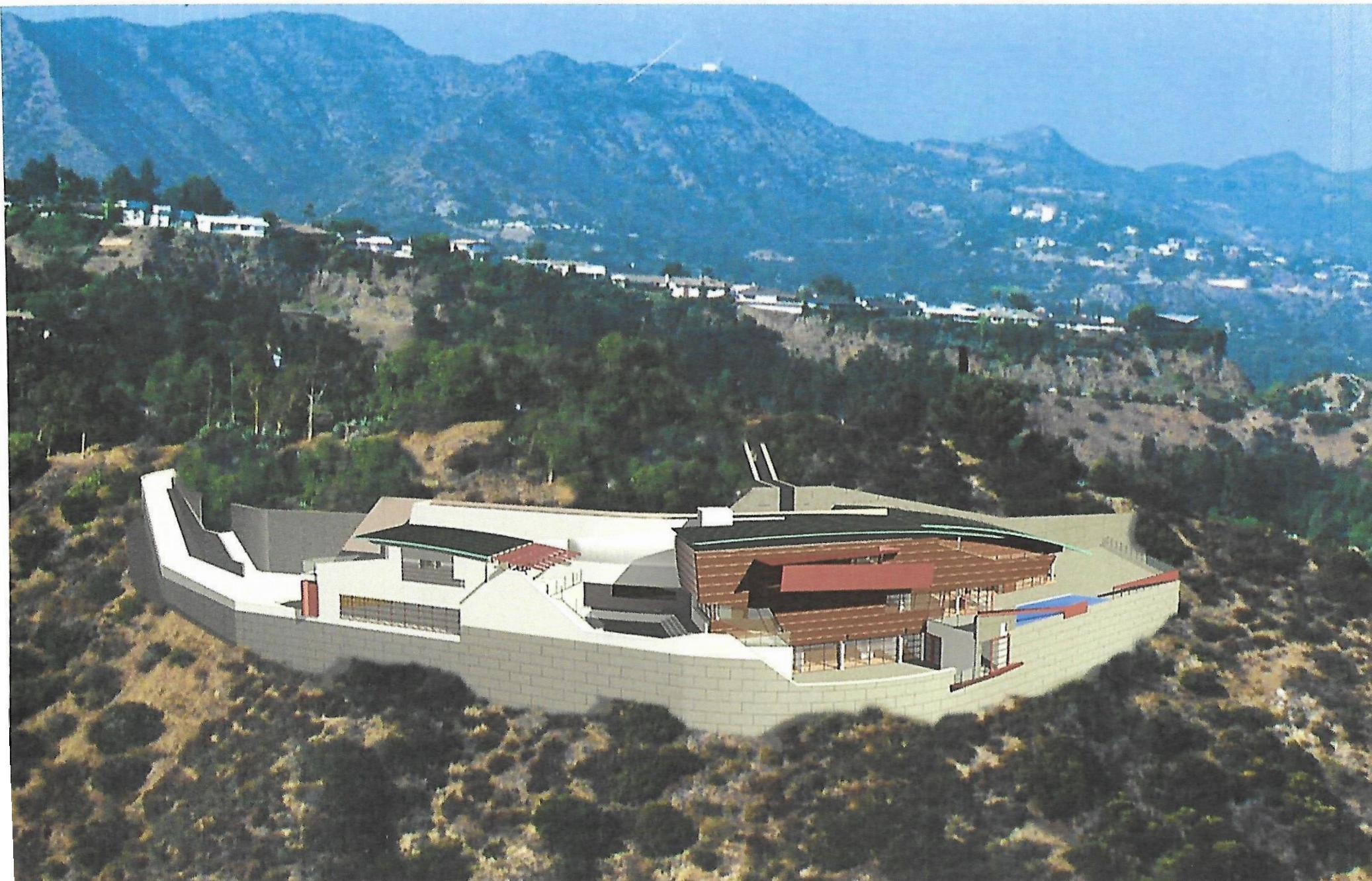
Darryl L. Fisher
Deputy Advisory Agency

DLF:mjd

Communication from Public

Name: Sheri Bonstelle
Date Submitted: 03/24/2025 02:28 PM
Council File No: 24-1371
Comments for Public Posting: City Council, Attached is Exhibit 13 of the Applicant's letter for 3003 Runyon Canyon Road.

EXHIBIT 13



CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DIRECTOR OF PLANNING
DETERMINATION AND FINDINGS

CITY PLANNING
COMMISSION

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ROBERT L. SCOTT
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(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.

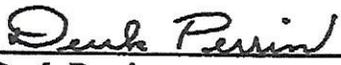
ENVIRONMENTAL CLEARANCE:

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:

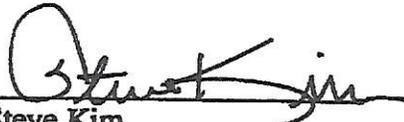
On November 21, 1996, the Mulholland Scenic Parkway Design Review Board reviewed the project per Section 11 (DESIGN REVIEW PROCESS) of the Specific Plan and recommended conditional approval.

REVIEWED BY:



Deuk Perrin
City Planner

PREPARED BY:



Steve Kim
Planning Assistant



Bldg--New
 1 or 2 Family Dwelling
 Back Room Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Status: Feesdue
 Status Date: 12/17/98
 Printed on: 12/17/98 12:45:48

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
			22	SW 1/4 NE 1/4 SEC 4 T1S R14W	SW 1/4 NE 1/4 SEC 4 T1S 153B181 264	5572 - 024 - 006

3. PARCEL INFORMATION
 BAS Branch Office - LA
 Council District - 4
 Census Tract - 1941.000
 District Map - 153B181
 Energy Zone - 9
 Fire District - MFD
 Hillside Grading Area - YES
 Hillside Ordinance - YES
 Thomas Brothers Map Grid - 593

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): Lyons, Robert W
 2166 Linda Flora Dr
 LOS ANGELES CA 90077
 Tenant:
 Applicant (Relationship: Architect): Frank Glynn -
 425 1/2 Main St
 EL SEGUNDO 90245 (310) 322-0022

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
		SFD/ ATT GAR

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: DAS PC By:
 OK for Cashier: Coord. OK:
 Signature: Date:

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.
 For Cashier's Use Only W/O #: 81003717

11. PROJECT VALUATION & FEE INFORMATION Submittal Fee Period

Permit Valuation: \$850,000	PC Valuation:
SUBMITTAL TOTAL Bldg--New 3,767.54	
Energy Surcharge	
Plan Check Subtotal Bldg--New	3,249.68
Grading Preinspection	80.00
Oak Tree Preinspection	0.00
Posting	60.00
D.S. Surcharge	67.79
Sys. Surcharge	203.38
Planning Surcharge	101.69
Planning Surcharge Misc Fee	5.00

Power Cap ID: Total Bond(s) Due:

12/17/98 01:02:30PM VMO3 T-5051 C 25
 BLDG PLAN CHEC 3,249.68
 GRADING PRE IN 140.00
 ONE STOP 67.79
 SYS DEV 203.38
 MISCELLANEOUS 5.00
 CITY PLAN SURC 101.69
 TOTAL 3,767.54
 DOC# 03480006
 CRCARD 3,767.54

12. ATTACHMENTS

Los Angeles City Planning Department
 PERMIT SIGN-OFF WORK SHEET

1. Work Sheet No. 99-1496V
2. Plan Check No. 98010-20000-0317 Office referred by: B+S VanNuys Date of issue 10/12/99
3. Applicant's Name: Frank G. Lynn Plan Checker _____ Phone No. _____
4. Applicant's Representative: Robert W. Lyons, property owner Project Address: 3003 N. Kenyon Canyon Rd.
5. Project Description: SFO / ATT bar. Daytime Phone No. (310) 322-0022

	Case No.	Ordinance No.	Common Name	Unit Location	Apprvd.	Denied	Exempt	N/A	NAME AND SIGNATURE	
									(Print)	(Sign)
a.	<u>ZI</u>	<u>1224</u>	<u>Mulholland SP</u>	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Print) <u>Anna M. Vidic</u>	(Sign) <u>Anna M. Vidic</u>
b.	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Print) _____	(Sign) _____
c.	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Print) _____	(Sign) _____
d.	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Print) _____	(Sign) _____
e.	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Print) _____	(Sign) _____
f.	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Print) _____	(Sign) _____

7. Comments: Project approved by CPC 96-0318; see letter dated 9/29/99

8. E. Gardinkle Public Counter Staff Signature
E. GARDINKLE Print Public Counter Staff Name
10/12/99 Date of Sign-Off By Public Counter

This sign-off is only for those items listed above. The project shall conform to all other requirements of the Municipal Code.

ITY OF LOS ANGELE
CALIFORNIA

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

CITY PLANNING
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NICHOLAS H. STONNINGTON

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
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RICHARD J. RIORDAN
MAYOR

EXECUTIVE OFFICES
16TH FLOOR

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

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

DATE: September 29, 1999
APPLICANT: Frank Glynn, AIA
425½ 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 C. Sedwick
Frank Glynn
JACK C. SEDWICK
Principal City Planner

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

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 977-6083
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

Frank Glynn, AIA CPC 96-0318 (DRB) (MSP)
3003 Runyon Canyon Boulevard
Page 2

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
DESIGN REVIEW DECISION PACKAGE

"Table of Contents"

Package includes the following contents:

- Director of Planning Determination & Findings dated November 29, 1996
- Board Recommendation Letter dated September 23, 1999
- Design Review Board (DRB) Recommendations to the Department of City Planning
- Appendix A

City Plan Case No. 96-0318 (DRB)
3003 Runyon Canyon Boulevard.

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
DESIGN REVIEW DECISION PACKAGE**

"Table of Contents"

Package includes the following contents:

Director of Planning Determination & Findings

Pages 1-3

Background Report

Pages 4-5

Applicant Status Report

Appendix A

Communication from Public

Name: Sheri Bonstelle
Date Submitted: 03/24/2025 02:29 PM
Council File No: 24-1371
Comments for Public Posting: City Council, Attached are Exhibits 14-16 of the Applicant's letter for 3003 Runyon Canyon Road.



SLOPE BAND ANALYSIS

Exhibit A: Citywide Hillside Area Regulations Worksheet

Instructions

This form serves as an Exhibit to the Slope Band Analysis Joint Referral Form ([CP-7848](#)) for projects subject to the Citywide Hillside Area Regulations and shall be prepared, stamped, and signed by a State of California registered Civil Engineer or Licensed Land Surveyor.

To determine the Maximum Residential Floor Area (RFA), check the zone of the project site in **Table 1** or **Table 2**, as applicable, and complete **Worksheet 1**. Properties with multiple zones should submit a separate copy of the tables and calculations for **EACH** zone. **DO NOT** round up calculations.

Table 1 - Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) (LAMC Section 12.21 C.10-2a)								
Slope Bands (%)	□ R1	□ RS	□ RE9	□ RE11	□ RE15	□ RE20	□ RE40	□ RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 - Single-Family Zone Hillside Areas RFAR (LAMC Section 12.21 C.10-2b)				
Slope Bands (%)	□ R1H1	□ R1H2	□ R1H3	□ R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 - Hillside Area Maximum RFA Formula (LAMC Section 12.21 C.10-2c)					
Slope Bands (%)	Lot Area (SF) within each Slope Band from Survey / Contour Map		FAR from the Zone Checked in Table 1 or Table 2		Maximum RFA ¹ allowed within each Slope Band
0 - 14.99		X		=	
15 - 29.99		X		=	
30 - 44.99		X		=	
45 - 59.99		X		=	
60 - 99.99		X		=	
100 +		X		=	
Total Lot Area			Total Maximum RFA		

SURVEYOR'S CERTIFICATION



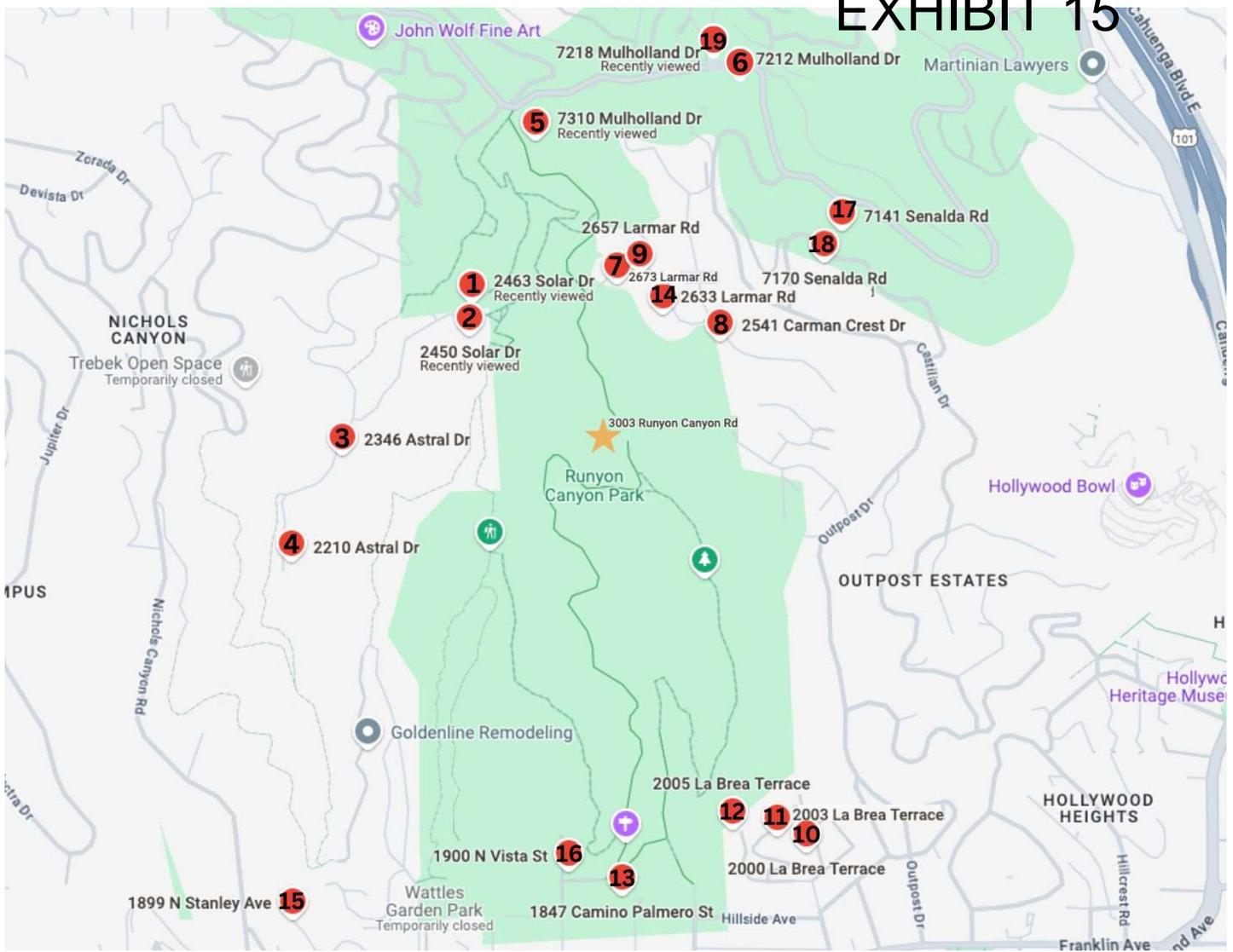
(Space for Surveyor's Stamp/Seal)

I _____ (Print Name), the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: _____, Expiration Date: _____), certifies that all of the above information is correct.

Signature: _____ Date: _____

¹ RFA shall be calculated as defined in LAMC Section 12.03.

EXHIBIT 15



Comparable Homes near 3003 Runyon Canyon

	Home Address	RFA Sq. Ft.		Home Address	RFA Sq. Ft.
1	2463 Solar Dr	6,896	11	2003 La Brea Ter	9,700
2	2450 Solar Dr	9,811	12	2005 La Brea Ter	7,103
3	2346 Astral Dr	5,474	13	1847 Camino Palmero St	9,802
4	2210 Astral Dr	5,582	14	2633 Larmar Rd	5,531
5	7310 Mulholland Dr	7,418	15	1899 N Stanley Ave	11,000
6	7212 Mulholland Dr	6,934	16	1900 Vista	10,026
7	2673 Larmar Rd	5,531	17	7141 Senalda Rd	6,748
8	2541 Carmen Crest Dr	5,777	18	7170 Selanda Rd	8,500
9	2657 Larmar Rd	5,600	19	7218 Mulholland Dr	6,956
10	2000 La Brea Ter	8,500		Average	6,495
				3003 Runyon Canyon Rd	5,600

3003 Runyon Canyon
Comparison Chart

EXHIBIT 16

No.	Project	RFA/Total Area	Grading	Ret. Walls	Entitlements	Impacts
1	Original Project	8,099 sf RFA 5,207 sf basement 6,454 sf patio 2,475 sf mechanical (.7:1 FAR)	14,008 cy each cut and fill	3	SPE w/in 50 feet of ridge SPP and DRB Review for Mulholland SPSP ZAD for 1 addl retaining wall ZAD for 14,008 cy each cut & fill Variance for kitchen in ALQ	No CEQA significant impacts
2	Approved Project	5,700 sf RFA 400 sf garage 3,000 sf basement	14,008 cy each cut and fill	2	SPE w/in 50 feet of ridge SPP and DRB Review for Mulholland SPSP ZAD for 14,008 cy each cut & fill	No CEQA significant impacts
3	50% Additional Reduction	2,859 sf RFA 200 sf garage 1,500 sf basement	Est. 12,323 cy each cut and fill	2	SPE w/in 50 feet of ridge SPP and DRB Review for Mulholland SPSP ZAD for 12,323 cy each cut & fill	No CEQA significant impacts Grading for roof structure would remain consistent with Approved Project.
4	Base of Hill Project (EIR Alt C reduced)	5,700 sf 400 sf garage 3,000 sf basement	Est. 18,630 cy grading total	3	SPP and DRB Review for Mulholland SPSP ZAD for 18,630 cy each cut & fill	Rejected by DRB as visible from Runyon Canyon Park and Mulholland Drive with view and aesthetic impacts, and elevated driveway to access residence with retaining wall.
5	Zoning Parameters RE40-1-H	38,373 sf on 197,435 sf lot 30% lot coverage	LAMC 12.21.C.10.f: 6,600 cy grading total; SP 5C: 2cy grading per 4sf of lot area (ie 98,717 cy)	2	SPP and DRB Review for Mulholland SPSP	Zoning would permit 6,600 cy grading and off-site hauling, or 3,300 cy cut and 3,300 cy fill by right. LAMC permits 2 retaining walls in the Hillside area by right; Haul Route not necessary if fill retained on site