



*A Community Organization Dedicated to Improving and Preserving  
the Quality of Life in Laurel Canyon*

December 21, 2022

**VIA ELECTRONIC MAIL**

Mulholland Design Review Board  
c/o Katie Knudson  
Department of City Planning  
City of Los Angeles  
6262 Van Nuys Boulevard, Suite 430  
Van Nuys, California 91401  
Planning.MulhollandSPinfo@lacity.org

**Re: DRB - 2401 Laurel Canyon Blvd, ZA-2022-4002-DRB-SPP-F-HCA;  
ENV-2022-4003-EAF**

Dear Design Review Board Members:

The Laurel Canyon Association (“LCA”) is writing to express its deep concerns about the project proposed at 2401 Laurel Canyon Boulevard (“Project”).

**About Laurel Canyon Association**

Initially, and by way of background, I would like to provide some background. LCA is a neighborhood association serving the area of the Hollywood Hills known as “Laurel Canyon,” one the most beautiful and environmentally important areas of Los Angeles. The hills in Laurel Canyon provide a scenic backdrop for the rest of Los Angeles. Further Laurel Canyon’s forested valleys and chaparral-draped hillsides offer habit for native wildlife. Laurel Canyon also is home to a watershed and greenbelt for the vastly developed plains of Los Angeles and the San Fernando Valley.

LCA was founded for the express purpose of preserving and improving the quality of life in Laurel Canyon. The goal of our community group is to promote the welfare of the residents of Laurel Canyon and to maintain the quality of life in the Hollywood Hills, by preserving its residential character, its

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quiet, privacy, natural beauty and safety. Moreover, LCA endeavors to encourage cooperation among all residents and to educate appropriate governmental bodies concerning changes in existing or proposed laws affecting Laurel Canyon or in anything that affects the local community.

LCA's jurisdiction includes Laurel Canyon Boulevard, its feeder streets and the Kirkwood, Stanley Hills, Lookout Mountain and Wonderland bowl areas. The neighborhood is bounded on the north by Mulholland Drive and at the south by Hollywood Boulevard. The main streets are Laurel Canyon Boulevard, Mulholland Drive, Wonderland Avenue, Lookout Mountain Avenue, Kirkwood, and Stanley Hills. LCA is a residential stakeholder with membership in the Los Angeles Neighborhood Council system, specifically, the Bel-Air Beverly Crest Neighborhood Council ("BABCNC").

#### Concerns Regarding Project

The proposed home is out of size with the homes in Laurel Canyon and in the nearby vicinity. A quick survey of the homes in the area will affirm this fact. There is a direct correlation between the proposed size and the environmental impacts of the Project. Therefore, the proposed house should be reduced in size to ensure compatibility and reduce environmental impacts.

The existing wall/fence that has been constructed along Laurel Canyon Boulevard encroaches into the public right-of-way and should be relocated to the property line. This is critically important because there is a bus stop at Laurel Canyon Boulevard and Lookout Mountain. See **Attachment A**. LCA and other stakeholders have been advocating for improvements to the bus stop (including a dedicated lane for the bus to pull over out of traffic) which will require using the existing public right-of-way. There is no good reason to allow public property to be utilized for private purposes. Moreover, this is the location of the "Tractless Trolley" that used to go to Laurel Canyon. This is yet another reason why the public-right-of way should not be usurped.

Further, the driveway off of Lookout Mountain is unnecessary and dangerous. Lookout Mountain is often backed up with cars due to the Wonderland Elementary school traffic. Turning left out of the driveway onto Lookout Mountain will pose a hazard at certain times of the day.

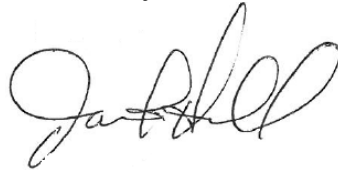
LCA is also concerned that the City is proceeding with this hearing even though an environmental clearance document has not been completed. There are clearly environmental impacts associated with this Project. Over 15 trees, including oak trees, will be removed. The City is not allowed to approve a Design Review and Project Permit Compliance without first complying with the California Environmental Quality Act ("CEQA"). This is a fundamental CEQA

principle. CEQA Guidelines, section 15004(a), entitled "Time of Preparation," states as follows: "Before granting any approval of a project subject to CEQA, every Lead Agency or Responsible Agency shall consider a final EIR or Negative Declaration or another document authorized by these Guidelines to be used in the place of an EIR or Negative Declaration." Advisory boards such as the Mulholland Scenic Design Review Board must also consider environmental clearance documents prior to making any recommendations. CEQA Guidelines Section 15074(a) states as follows: "Any advisory body of a public agency making a recommendation to the decisionmaking body shall consider the proposed negative declaration or mitigated negative declaration **before** making its recommendation." (emphasis added).

Finally, LCA has reviewed the comments from the Santa Monica Mountains Conservancy and joins in them.

I may be contacted at 310-380-0845 or at [jhall@laurelcanyon.org](mailto:jhall@laurelcanyon.org) if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name being the most prominent.

Jamie T. Hall  
Laurel Canyon Association  
President

# Attachment A

2400 Laurel Canyon Blvd



Exit Street View



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