Appendix J:

MSPSP Consistency Analysis

Mulholland Scenic Parkway Specific Plan
Design and Preservation Guidelines Consistency Analysis

SECTION 2. SITE PLANNING.

GOAL 1: PRESERVE AND ENHANCE THE NATURAL CHARACTER OF THE SANTA MONICA MOUNTAINS AND THE SCENIC, HILLSIDE CHARACTER OF THE MULHOLLAND SCENIC PARKWAY.

Objective 1.1. Design projects to minimize the visibility of the project as seen from Mulholland Drive, and to create a natural appearance compatible with the hillside characteristics of the Santa Monica Mountains.

Guideline 1:
Natural topography. Minimize the amount of grading and the use of retaining walls. Design structures and grading to fit the natural topography and existing conditions of the site, rather than making changes in the topography to accommodate the structure. Incorporate natural slopes and deep-rooted native plants in the project to control erosion and undermining of slopes.

Consistent. *The Project has been specifically designed to tuck into the existing topography of the Site and to avoid unnecessary grading and retaining walls. The Project is sited at an existing flat pad on the Project Site, minimizing development on the overall parcel to a small percentage, and has been designed to be compatible with the existing historic resource on the Site.*

Guideline 2:
Sloping site profile. Where a building is situated on a site with a slope greater than 25 percent, the building should utilize a stepped-profile in which no portion of the building exceeds 25 feet in height, as measured from adjacent natural grade to the top of the roof or parapet wall directly above. Minimal grading and cut foundations should be utilized instead of extensive grading, filling, and retaining walls to create a building pad. Design the roof to follow the predominant slope of the land.

Consistent. *The Project has been specifically designed to tuck into the existing topography of the Project Site and to avoid unnecessary grading and retaining walls. The Project is sited at an existing flat pad on the Site, minimizing development on the overall parcel to a small percentage, and has been designed to be compatible with the existing historic resource on the Site, and the overall height of the Project has been established to minimize views of the building from most angles.*

Guideline 3:
Silhouetting. Structures on the slopes of ridges should be designed and sited so that they are not “skylighted” or silhouetted against the sky when seen from Mulholland Drive.

Consistent. *The Project has been specifically designed to tuck into the existing topography of the Site and to avoid unnecessary grading and retaining walls. The Project is sited at an existing flat pad on the Project Site, minimizing development on the overall parcel to a small percentage, and has been designed to be compatible with the existing historic resource on the Site. The Project will not be skylighted or silhouetted against the sky when seen from Mulholland Drive.*

Guideline 4:
Site drainage. Although drainage controls are determined by the Department of Public Works, the design review process may include consideration of grading and landscaping to control erosion. Runoff should be dispersed on the project site or should be diverted to a drainage facility. Drainage structures (terraces, drains, benches and intervening devices) should be placed on graded slopes as inconspicuously as possible and be constructed from natural-colored materials. Down drains should be placed in swales. Drainage structures or swales that are visible from a public way should be bermed and/or landscaped to blend into the background. Water retention basins should be well camouflaged with landscaping. The concrete in any drain or retention basin that is visible from a public way should be tinted an appropriate earth tone to blend in closely with the surrounding natural materials. Exposed pvc pipes should be painted an earthen or green color.

Consistent. *The Project has been specifically designed to integrate drainage features into the hillside and existing site. The Project Site has functioned as a residential site for over 60 years, and the inclusion of the Project building includes design features to ensure that drainage is accommodated properly through green roofs, paving materials, planters, and drainage structures, as required.*

Guideline 5:
Site permeability. The total non-permeable surfaces (driveways, patios, pool decks and the building footprint) should be minimized and should not exceed 50 percent of the lot area. Project design should incorporate features such as fire-resistant wooden decks, driveway pavers, grass-crete and other permeable surfaces in order to maximize the amount of water that can percolate into the soil on-site and minimize overland runoff onto adjoining properties, streets, and watercourses.

Consistent. *The Project has been specifically designed to minimize the amount of impermeable surfaces. In addition to a green roof, the Project includes minimal*

impervious surface improvements and a majority of the Site will remain in its natural and permeable state.

Guideline 6:
Site fencing. Fences and walls should not obstruct the right-of-way of Mulholland Drive or the views from Mulholland Drive. Where site fencing or gates are proposed, rough-cut, unfinished wood, native-type stone, stained concrete, split face concrete block, textured plaster surface walls, black or dark green chain link or wrought iron, or a combination thereof should be utilized.

Consistent. *The Project Site is already fenced and secured and the Project Site is not visible from the private roadway that leads to the Project Site.*

Guideline 7:
Additional on-site parking. Where additional onsite parking is required, it should be located within an enclosed garage, or within a covered carport which is screened from the street with landscaping.

Consistent. *The Project Site is already fenced and secured and is not visible from the private roadway that leads to the Project Site. There is an existing carport and parking area on the Project Site that is not visible from the private roadway, as well.*

Objective 1.2.
Preserve the Parkway's scenic features, existing ecological balance and wildlife corridors, and conform the project to the character of the Parkway environment.

Guideline 8:
Prominent Ridges. Grading, alteration or removal of designated Prominent Ridges is not permitted unless five findings can be made, and is limited to a maximum of 1,000 cubic yards. Construction on top of designated Prominent Ridges is prohibited by the Specific Plan, and construction within 50 vertical feet of a Prominent Ridge is not permitted unless four findings can be made.

Consistent. *The Project requests a Specific Plan Exception to allow construction of a new single-family dwelling to be located within 50 feet of a prominent ridge. However, the Project would meet the four required findings to allow construction within 50 feet of a prominent ridge:*

1. *The placement of the building and/or structure not destroy or obstruct a scenic feature or resource.*

   The Project is proposed for an already disturbed flat pad that was removed through no action of the current owner of the property, and the Project has been specifically designed to minimize views and impacts from most angles. The disturbed flat pad would minimize construction

impacts compared to other portions of the Project Site. For these reasons, the placement of the building shall not destroy or obstruct a scenic feature or resource.

2. *The placement of the building and/or structure complements the view from Mulholland Drive.*

   The Project has been designed to complement views from Mulholland Drive by preserving existing views of natural elements and the existing Historic-Cultural Monument on the Site (the Headley-Handley House). The Project has been designed to use the existing disturbed flat pad on the Site to tuck the design into the hillside to minimize views from above and to the south. The Project is also not located on Mulholland Highway, which provides additional protection to potential views. The placement of the building complements the view for Mulholland Drive.

3. *The placement of the building and/or structure minimizes driveway and/or private street access into the right-of-way.*

   The Project is located on a private driveway that leads into Runyon Canyon Park and the building is placed beyond a private driveway. The placement of the building minimizes driveway and private street access, and also minimizes the number of retaining walls required, and preserves access into the right-of-way.

4. *The placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan.*

   The Project has been designed to meet the spirit of the Specific Plan and all of the requirements and obligations of the City in ensuring preservation of a number of important values related to the Mulholland Highway and the City of Los Angeles. The Project has been designed to complement views from Mulholland Drive by preserving existing views of natural elements and to preserve and complement the existing Historic-Cultural Monument on the Site (the Headley-Handley House). The Project has been designed to use the existing disturbed flat pad on the Site to tuck the design into the hillside to minimize views from above and to the south. The Project is also not located on Mulholland Highway, which provides additional protection to potential views. In addition, the Project will preserve hiker and visitor access to Runyon Canyon Park.

Guideline 9:
Ridge top construction. Construction and grading on a ridge, whether or not the ridge is designated as a Prominent Ridge, should be avoided.

Consistent. *The Project is designed so that the existing, graded flat pad on the Site will act as a rooftop for the Project. As a result, the Project will not appear to be constructed and graded upon the top of the ridge.*

Guideline 10:
Site grading. Grading and structures should be designed to fit the project to the natural topography and existing site conditions, rather than altering the site to fit the project. The plan should minimize grading and preserve the existing topographic features. Grading should be limited to the building footprint, plus a 5-foot apron. Grading should not extend into the right-of-way of Mulholland Drive.

Consistent. *The Project has been specifically designed to fit into the natural and existing modified topography of the Site, respecting and protecting both existing views and the existing Historic-Cultural Monument on the Project Site (the Headley-Handley House).*

Guideline 11:
Landform grading. In order to create slopes that reflect as closely as possible the surrounding natural hills, graded hillsides should have a variety of slope ratios, should not exceed a ratio of 2:1, and should transition to the natural slope in a manner that produces a natural appearance. Graded slopes should be landform graded in accordance with the provisions of the Department of City Planning's Landform Grading Manual.

Consistent. *The Project does not include construction of any new slopes or graded hillsides that exceed a ratio of 2:1.*

Guideline 12:
Trees. Oak trees and other native tree species of the Santa Monica Mountains have special protection under the Specific Plan, and should be preserved.

Consistent. *The Project does not include the removal of any protected tree.*

Guideline 13:
Wildlife. Projects that are near parks and wildlife corridors should be sensitive to preserving wildlife habitats and the ecology of the Scenic Parkway. Fencing should be placed to not interfere with wildlife movement. In some cases, the recording of a Covenant and Agreement affecting wildlife protection may be recommended as a condition of project implementation.

Consistent. *The Project is sited on an already disturbed pad directly adjacent to an existing residence, and as discussed in Section IV.C, Biological Resources, Project impacts with respect to wildlife movement would be less than significant.*

Guideline 14:
Natural drainage patterns. Natural drainage patterns should not be obstructed or significantly altered as a result of grading.

Consistent. *The Project is sensitive to existing natural drainage patterns and is sited on an already disturbed pad directly adjacent to an existing residence.*

Objective 1.3. Ensure that projects located near parklands and streams are especially sensitive to native plants, wildlife corridors, recreational resources, minimal grading and alteration of the terrain, and visibility from the parkland.

Guideline 15:
Streams. In accordance with the purposes of the Plan to protect streams, the DRB will be carefully reviewing all projects near streams. No project is to be constructed and no more than 100 cubic yards of earth shall be moved within 100 feet of either a stream bank without the Director making the five specific findings required by the Specific Plan Ordinance. Avoid construction activities - building or grading - that would adversely affect the aquatic, biologic, or other existing features or characteristics of a stream. The streams protected by the Specific Plan are those water courses designated by the U.S. Geological Survey and shown on the maps available for viewing at the Department of City Planning's Van Nuys office and the Department's web site. A stream may include a water course having a surface or subsurface flow that supports or has supported riparian vegetation.

Consistent. *The Project has been designed such that grading is a minimum of 100 feet from the nearest drainages.*

Guideline 16:
Parkland. In accordance with the purposes of the Plan to protect environmentally sensitive areas and topographic features, the DRB will be carefully reviewing all projects near any public parkland. No project is to be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the Director making the five specific findings required by the Specific Plan Ordinance. Avoid construction activities that would adversely affect the use and enjoyment of parkland by the public. A parkland is any publicly-owned or publicly-operated property that is used by the public for recreational, open space or preservation purposes. Parklands specifically include city parks, state parks, Santa Monica Mountains Conservancy lands and public trails, and the Santa Monica Mountains National Recreation Area of the National Park Service, as shown on maps available for viewing at the Department of City Planning's Van Nuys office and the Department's web site.

Consistent. *The Project is one of two single-family home sites located within the boundaries of Runyon Canyon Park, and hikers regularly access the perimeter of the Project Site as part of the popular hiking trails at Runyon Canyon. The Project is sensitive to the surrounding park use and is sited on an already disturbed pad directly adjacent to an existing residence. The implementation of*

the Project will not affect the public use of the area or property that is part of the Project parcel.

Guideline 17:
Visibility Study. To determine project visibility from Mulholland Drive, all lines of sight from Mulholland Drive toward the project within a ¾ mile radius of the project should be included in the visibility study. The study should not be limited to an angle of view that is perpendicular to the roadway.

Consistent. *The Project would not be visible from Mulholland Drive.*

Guideline 18:
Viewshed protection. Projects located within the Inner Corridor and visible from Mulholland Drive are not permitted to extend into the viewshed, as defined by the Specific Plan, unless the project is approved by the Director after a finding that the project complements the view from Mulholland Drive, or the applicant obtains a Specific Plan Exception. To be found complementary, a project should not block any scenic view, should be completely screened with native vegetation, and the architecture should be designed to fit and blend into the site.

Consistent. *The Project does not block any scenic view, is completely screened with native vegetation, and the architecture of the Project has been specifically designed to fit and blend into the Site.*

Guideline 19:
Viewshed analysis. A viewshed analysis should be prepared for any project, whether upslope or downslope, that is located within the Inner Corridor and that is visible from Mulholland Drive. The viewshed analysis aids in determining the maximum building height which would not negatively impact the view. Project height which is as far beneath the viewshed limit as possible is preferred.

Consistent. *The Project would not be visible from Mulholland Drive. The Project does not block any scenic view, is completely screened with native vegetation, and the architecture of the Project has been specifically designed to fit and blend into the Site.*

Objective 1.5. Limit unnecessary access to and construction within the Mulholland Drive right-of-way.

Guideline 20:
Right-of-way construction. Placement of structures, walls, fences, light fixtures, trees, plants or other landscaping and irrigation systems in the right-of-way of Mulholland Drive should be avoided. The right-of-way of Mulholland Drive is 100 feet wide east of Laurel Canyon and 200 feet wide west of Laurel Canyon. Landscaping and structures in the Mulholland Drive right-of-way, if approved through a Revocable Permit issued by the Board of Public Works, should be

designed to be consistent with the natural appearance of the Santa Monica Mountains and should avoid blocking or obscuring the view from Mulholland Drive. Locate structures at the edge of the right-of-way, as far from the Mulholland Drive roadway as possible.

Consistent. *The Project is not located on Mulholland Drive.*

Guideline 21:
Core Trail. Design projects, including walls, driveways, gateways, entryways and other structures, to provide for the future placement and use of the Core Trail in the Mulholland Drive right-of-way, as shown on the Specific Plan's maps. Construction in the right-of-way requires first design review and then the issuance of a Revocable Permit by the Board of Public Works.

Consistent. *The Project is not located on Mulholland Drive.*

Guideline 22:
Right-of-way grading. Existing slopes adjoining the roadway of Mulholland Drive that show no signs of instability should not be graded, except as otherwise permitted by the Specific Plan. Natural rock formations in the right-of-way should be preserved.

Consistent. *The Project is not located on Mulholland Drive.*

Guideline 23:
Right-of-way landscaping. Preserve and maintain existing native-type trees and plants in the right of way. Model new or modified landscaping after existing landscaping in design and materials. Landscaping in the right-of-way requires first design review and then the issuance of a Revocable Permit issued by the Board of Public Works.

Consistent. *The Project is not located on Mulholland Drive.*

Guideline 24:
Entry gateways. Gateways, entryways, guardhouses, signs and similar structures should not penetrate the viewshed, and should be compatible in design and appearance with other structures in the vicinity. Structures should be located outside the right-of-way of Mulholland Drive.

Consistent. *The Project is not located on Mulholland Drive.*

Guideline 25:
Driveways. Design driveways so that they do not enter or intersect Mulholland Drive if other options are available.

Consistent. *The Project is not located on Mulholland Drive.*

Guideline 26:
Obstructions. Provide adequate visibility and site distance for oncoming traffic where any driveway meets the road. A visibility study may need to be provided, which would be subject to the review and approval of the Department of Transportation.

Consistent. *The Project is not located on Mulholland Drive.*

Guideline 27:
"Dirt Mulholland". It is recognized that the unpaved portion of Mulholland Drive is considered to be an outstanding and unique feature of the Mulholland Scenic Parkway.

Consistent. *The Project is not located on Mulholland Drive.*

SECTION 3. ARCHITECTURE.

GOAL 2:
ARCHITECTURE. DESIGN PROJECTS TO BE COMPATIBLE WITH THE SCENIC PARKWAY ENVIRONMENT AND WITH THE SURROUNDING NEIGHBORHOOD IN ORDER TO PRESERVE AND ENHANCE THE RANGE OF VISUAL EXPERIENCES WITHIN THE PARKWAY

Objective 2.1. Minimize the appearance of site retaining walls.

Guideline 28:
Retaining wall height. Except for those required for public street improvements or walls contained within the building structure, retaining walls should not exceed 10 feet in height, as measured from finished grade. Retaining walls which exceed 6'-0" in height, as measured from finished grade, and any stepped retaining walls should be offset by a minimum of 3'-0", measured horizontally. Areas between stepped retaining walls should be fully landscaped in accordance with the landscaping guidelines.

Consistent. *The Project does not include any over-in-height retaining walls.*

Guideline 29:
Retaining wall materials. Where freestanding site retaining walls are proposed, all visible retaining walls should be stucco coated or constructed of stone, brick or decorative block. Decorative block includes slumpstone, split face, battered and other blocks in earth tone colors other than standard gray block or concrete. Color should match or be compatible with the residence and the site.

Consistent. *All proposed retaining walls are designed to be of compatible architectural-quality materials that meet the standards for both high-quality design and compatibility with the existing Historic-Cultural Monument on-site (the Headley-Handley House).*

Guideline 30:
Retaining wall landscaping. Where exposed site or building retaining walls are proposed, the visual impact should be diminished by the use of dense landscaping in accordance with the landscape guidelines contained in Section 4.

Consistent. *All landscaping on-site, including retaining wall landscaping, as proposed, complies with the Specific Plan standards.*

Objective 2.2: Ensure that the size, scale, bulk, massing, exterior design, color, materials and textures, placement, siting and the overall appearance of projects blend with and complement the scenic, hillside character of the Mulholland Scenic Parkway.

Guideline 31:
Building height. The Specific Plan limits the maximum height of a project that can be approved without an exception to the Specific Plan. Projects that are within these height limits may still be recommended for disapproval if the building height would result in a project that impacts views from Mulholland Drive, or that is incompatible with the parkway environment, including the surrounding neighborhood.

Consistent. *The Project is within Specific Plan building heights.*

Guideline 32:
Massing. The main building should combine three or more building elements, each within its own associated roof form. A building element can be a major horizontal mass, a setback or a projection from the face of the other masses.

Consistent. *The Project includes numerous building elements and a unified associated green roof form that uses the existing disturbed land features to create a creative architectural design.*

Guideline 33:
Lot coverage. The building footprint, including all structures 6'-0" or more above grade, should have a low ratio to the total lot area, and should cover less than 60 percent of the area within the first 15'-0" from the front yard property line.

Consistent. *The Project has a low ratio to the total lot area and covers less than 60 percent of the area within the first fifteen feet from the front yard property line.*

Guideline 34:
Building articulation. Design the exterior surface (building elevations) of any structure to be articulated, presenting a variety of surfaces, textures and angles. Avoid designs that include exterior walls or retaining walls that are characterized by large, flat surfaces. Boxy houses with flat sides are not considered acceptable.

Consistent. *The Project includes numerous building elements and a unified associated green roof form that uses the existing disturbed land features to create a creative architectural design. The Project does not include any boxy house design or large, flat surfaces.*

Guideline 35:
Roof form. Flat roofs should not be utilized, particularly on downslope lots. Roofs should be designed to follow the predominant slope of the land. Where a flat roof must be proposed, a secondary roof form should also be utilized, covering at least 30 percent of the total roof area and offset a minimum of 4'-0" from the flat portion, measured vertically.

Consistent. *The Project roof is designed to integrate into the existing disturbed hillside and ridgeline.*

Guideline 36:
Roof material. Where built-up or membrane roof conditions are visible, the roofing system should consist of a gravel (non-granular) surface in an earth tone color, compatible with the overall house color.

Consistent. *The Project includes a green roof.*

Guideline 36:
Roof-top equipment. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any roof which is visible from Mulholland Drive, and should be avoided for all projects if alternative locations are available. Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points.

Consistent. *The Project includes equipment as required, and all equipment will be screened. All equipment is shown on Project plans. No equipment will be visible from Mulholland Drive.*

Guideline 37:
Exterior colors. Colors for residences, walls, fences, and all other exterior structures should complement or be consistent with the naturally- occurring colors of the Santa Monica Mountains, as shown on the Color Wheel (Appendix A). Visible roof coverings and deck surfaces should consist of non-reflective, earth tone colors.

Consistent. *All exterior colors for new construction are consistent with the Color Wheel included in the Mulholland Specific Plan.*

Guideline 38:

Color Samples. The applicant needs to provide color samples.
Exterior materials. Emphasize the use of natural materials such as stone and unfinished wood for exterior surfaces wherever possible. Reflective exterior material finishes or glazing should not be utilized.

Consistent. *All exterior colors and samples are compliant with the Mulholland Specific Plan.*

Guideline 39:
Exterior materials. Emphasize the use of natural materials such as stone and unfinished wood for exterior surfaces wherever possible. Reflective exterior material finishes or glazing should not be utilized.

Consistent. *All exterior colors and samples are compliant with the Mulholland Specific Plan.*

Guideline 40:
Exterior lighting. Minimize the visual impact of lighting to preserve the Scenic Parkway's park-like setting, avoid the creation of an urban street environment, and protect the movement of wildlife. Lighting sources should be white light. Direct lighting fixtures downward to illuminate only the project property. Avoid up-lighting into trees, exterior illumination of buildings and structures, and floodlighting. Shield exterior lighting fixtures to screen the light source.

Consistent. *The Project has been designed to minimize exterior lighting and potential light pollution. The Project has been designed to be built into the hillside with 5- to 10-foot overhangs over the windows and patios of the proposed home. The windows of the home would be low E-glass and set deep into and under the roof overhangs. The low E-glass windows would reduce the overall emissivity of the windows, thereby reducing the re-radiated light emitted from the window. Exterior patio lights would be placed only for walking accessibility and would be downward facing and shielded and would not shine into the park or upwards towards the sky. All light would be directed inward, where possible.*

Guideline 41:
Skylights. Rooftop skylights visible from Mulholland Drive should not be used.

Consistent. *The Project does not include rooftop skylights visible from Mulholland Drive.*

Guideline 42:
Windows. Wood, vinyl or metal windows with a minimum overall frame profile of 2 inches should be utilized.

Consistent. *Custom windows will be used in the Project.*

Guideline 43:
Garages. The project should avoid utilizing more than one double or two single garage doors in the same plane visible from the public right-of-way.

Consistent. *The Project includes no garage doors visible from the public right of way.*

Guideline 44:
Mechanical equipment. Heating, air-conditioning and utility equipment and ducts should be completely concealed within the structure. In addition, any exterior mechanical equipment should be screened with landscaping and/or permanent, solid fencing. The location of all exterior equipment should be shown on the site and landscape plans.

Consistent. *The Project includes equipment as required, and all equipment will be screened. All equipment is shown on Project plans. No equipment will be visible from Mulholland Drive.*

Guideline 45:
Pool equipment. Pool equipment should be screened by means of landscaping and/or permanent, solid fencing.

Consistent. *The Project includes equipment as required, and all equipment will be screened. All equipment is shown on Project plans. No equipment will be visible from Mulholland Drive.*

Guideline 46:
Trash receptacles. All trash and recycling receptacles should be stored inside the building or within an enclosed structure. Where receptacles are stored in any visible yard area, screening should be provided by means of landscaping and/or permanent, solid fencing. The proposed location should be identified on the site plan.

Consistent. *The Project includes storage for trash and recycling receptacles, as indicated in the Project plans.*

Guideline 47:
Prefabricated chimneys. Where prefabricated chimneys are utilized, the termination cap should be covered with a shroud and/or painted to match the building exterior color.

Consistent. *The Project does not include prefabricated chimneys.*

Guideline 48:
Satellite antenna. Satellite antenna in excess of 4'-0" in diameter or radio receiving and/or transmitting tower should be completely screened from view.

Consistent. *The Project will include screening of any satellite antenna in excess of 4 feet and any transmitting tower.*

Guideline 49:
Utility connections. All utility connections, including cable and telephone, should be installed below grade.

Consistent. *The Project is currently served by utility connections and all connections will be installed below grade as required.*

Objective 2.3: Ensure projects are compatible with the immediate surrounding neighborhood.

Guideline 50:
Neighborhood Compatibility. The size (total square footage, including garage, and height), appearance, color and setback of existing homes, as well as the grading and landscaping of the lots on which they are constructed, will be considered for purposes of project compatibility with the existing neighborhood.

Consistent. *The Project is designed for the specific homesite and is smaller than many of the homes in the surrounding area. The Project is also consistent with the immediately adjacent Historic Cultural Monument (the Headley-Handley House).*

Guideline 51:
Height adjacent to neighboring homes. No portion of the proposed project located within 15 feet of the side property line should exceed any portion of an existing main structure on an abutting lot within 15 feet of the property line by more than 10 feet in height.

Consistent. *There are no homes within 15 feet of the property line of the Project.*

Guideline 52:
Modifications to existing structures. When existing structures are to be modified, design the modifications to be compatible with the existing structure(s) on the site and other houses in the neighborhood as to height, massing, size, color and setback.

Consistent. *No existing structures are to be modified as part of the Project.*

SECTION 4. LANDSCAPE.

GOAL 3: PRESERVE AND COMPLEMENT THE EXISTING NATIVE VEGETATION AND NATURAL HILLSIDE APPEARANCE.

Objective 3.1. Protect significant existing landscape features.

Guideline 53:
Tree survey. All existing oak trees and other significant native and non-native trees should be identified on the project landscape planting plan.

Consistent. *All trees are identified on the landscape planting plan.*

Guideline 54:
Protection of native and/or significant trees. Existing native trees and distinctive or significant non-native trees located on the project site should be protected from destruction or damage, to the greatest extent possible. Actual or potential destruction or damage to native trees may be adequate justification for recommending disapproval of a project application.

Consistent. *No native protected trees would be removed from the Project Site. As discussed in Section IV.C, Biological Resources, 17 non-protected significant trees are recommended for removal. These trees are in close proximity of the proposed construction and would not tolerate the encroachment. These trees would be replaced at a 2:1 ratio, for a total of 34 replacement trees.*

Guideline 55:
Replacement of native trees. If the loss of any significant native trees is determined unavoidable, the Specific Plan requires that they be replaced by new trees of the same species at a ratio of two-to-one. Additional replacement trees may be recommended to mitigate the loss of native trees.

Consistent. *No native protected trees would be removed from the Project Site. As discussed in Section IV.C, Biological Resources, 17 non-protected significant trees are recommended for removal. These trees are in close proximity of the proposed construction and would not tolerate the encroachment. These trees would be replaced at a 2:1 ratio, for a total of 34 replacement trees.*

Objective 3.2.
Ensure that landscape planting plans blend with the existing native vegetation and topography.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 56:
Landform planting. Landscape graded slopes to create a visual appearance consistent with the characteristics of the surrounding hillsides, such as described in the Department of City Planning's Landform Grading Manual.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 57:
New plants. Emphasize a variety of native or native-type plants in the landscape design for the project (see Appendix B, Preferred Plant List); retain existing native plants whenever and wherever possible.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 58:
Plant colors. Plant colors should be consistent with the naturally-occurring colors of the Santa Monica Mountains, as shown on the Color Wheel, Appendix A. Brightly colored flowering plants are not considered acceptable on hillside slopes.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 59:
Landscape arrangement. Informal/natural groupings of trees, shrubs and ground covers should be emphasized and should constitute at least 50% of the landscaping for a project.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 60:
Prohibited plant material. Existing prohibited plant material, as defined in the Specific Plan, as well as non-preferred plant material (see Appendix C, Non-preferred Plant List) may be requested to be removed and replaced with preferred plant material.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 61:
Erosion control. Plant material should be used as a hillside erosion control device.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Objective 3.3. Use landscaping to soften and shield structures from view, to camouflage retaining and other walls, and to complement views.

Guideline 62:
Project visibility. Landscaping is not permanent, and changes to the landscaping around a project that is "not visible" may suddenly render it highly visible. Therefore, a project that is screened from view from Mulholland Drive by existing intervening landscaping should still be considered "visible", depending on the type and density of plant material.

Consistent. *The Project is not visible from Mulholland Drive.*

Guideline 63:
Landscape screening. Informal/natural groupings of plant material should be used as screening whenever possible instead of walls or fences. A minimum of 50% of all screening plant material should be evergreen. Landscaping should be used to screen structures, while permitting views out in a "peek-a-boo" fashion.

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 64:
Screening maturity. The combination of all existing and proposed plant material should provide 100% coverage of landscaped areas within three years (all areas undisturbed or disturbed that are not hardscape).

Consistent. *The Project landscape plans blend with the existing native vegetation, use allowed native and native-type plants, and include topography to create a visual appearance consistent with the characteristics of the surrounding hillsides.*

Guideline 65:
Maintenance of screening. Any significant tree or other landscape element that dies or is damaged due to accident, disease, weather, or other cause should be replaced by a tree that provides equivalent screening. A Covenant and

Agreement may be recommended to be recorded to maintain landscaping in some cases.

Consistent. *All landscaping will be maintained as part of the Project. If requested, a Covenant and Agreement to maintain landscaping shall be agreed to by the Project Applicant.*

Guideline 66:
Viewshed protection. Landscaping should not penetrate the viewshed from Mulholland Drive. Anticipate the mature height of landscaping to ensure that plants will not grow into the viewshed.

Consistent. *The Project landscaping will use existing landforms and will not penetrate the viewshed from Mulholland Drive.*

Guideline 67:
Existing landscape modifications. When existing landscaping is to be modified, design the modifications to be compatible with both the existing landscaping and with other existing landscaping in the neighborhood.

Consistent. *The Project does not include the modification of any existing landscaping, as the Project is located on an already disturbed pad.*

Objective 3.4. The design of fences, gates, walls, accessory structures, and lighting elements should blend with the natural aspects of the landscaped and natural environment.

Guideline 68:
Fencing and walls. Fencing and all walls should be a minimum 75% screened with plant material.

Consistent. *All new fencing and walls will include at least 75% screening with plant material, as shown in the landscape plans.*

Guideline 69:
Landscape lighting. Outdoor lighting should be downward-facing and emit low illumination.

Consistent. *The Project has been designed to minimize exterior lighting and potential light pollution. Exterior patio lights would be placed only for walking accessibility and would be downward facing and shielded and would not shine into the park or upwards towards the sky. All light would be directed inward, where possible.*

Guideline 70:

Landscape planting/irrigation plan detail. For all new home construction and additions to existing homes which enlarge the building footprint, submit a complete landscape planting plan, with a plant legend keyed to the plan using symbols and listing the quantity, botanical name, common name, size at planting, size at maturity and time to maturity of all proposed plantings, and a complete irrigation plan. Show fencing, gates, pool and other mechanical equipment enclosures, stairs, patios, and all other exterior structures on the landscaping plan.

Consistent. *A complete landscaping plan has been submitted with the application.*

Guideline 71:
Planning & Design. Projects should utilize an innovative and integrated design approach, employing the best "green" building practices as they relate to Storm water and Site Management, Water Efficiency, Energy Usage, Construction Practices and Building Materials and Implementing Sustainability. These "green" home-building strategies and technologies should be fully integrated into a home's design.

Consistent. *The Project includes a number of green building features including passive cooling, a green roof, storm water management, water efficient and energy efficient appliances, and will use green and sustainable building materials where possible.*

Guideline 72:
Storm water and Site Management. Projects need to efficiently manage water run-off from irrigation, as well as storm water run-off from roofs and throughout the site. Project should maximize the permeability of the site, minimize the disturbed area of the site and incorporate native shade trees and other native, non-invasive, drought-tolerant landscaping. Projects should utilize an innovative and integrated design approach, employing the best "green" building practices as they relate to Storm water and Site Management, Water Efficiency, Energy Usage, Construction Practices and Building Materials and Implementing Sustainability. These "green" home-building strategies and technologies should be fully integrated into a home's design.

Consistent. *The Project has been specifically designed to integrate drainage features into the hillside and existing Site. The Project Site has functioned as a residential site for over 60 years, and the inclusion of the Project building includes design features to include that drainage is accommodated properly through green roofs, paving materials, planters, and drainage structures, as required. The Project also includes a number of green building features including passive cooling, a green roof, storm water management, water efficient and energy efficient appliances, and will use green and sustainable building materials where possible.*

Guideline 73:
Water Efficiency. All projects should limit the amount of water required for the use and maintenance of the site. Applicants should consider the different uses for potable and non-potable water, and should implement grey-water and black-water systems when and where appropriate.

Consistent. *The Project Site includes water conservation features. While recycled water is not available at the Project Site, the Project will use water conservation features and native plantings to minimize the amount of water used at the Site.*

Guideline 74:
Energy Usage. All projects should exceed the energy efficiency performance of a home built to the Title-24 requirements by at least 15%. Projects should minimize the amount of energy required for the operation of the site. Projects can minimize the amount of energy used by installing energy-efficient systems, such as Energy Star appliances, as well as by minimizing the amount of energy lost as a result of the building envelope.

Consistent. *The Project will exceed Title 24 requirements by at least 15%, and will minimize energy consumption through the use of energy-efficient systems including energy-efficient appliances and windows.*

Guideline 75:
Materials Conservation & Resource Efficiency. All projects should use environmentally preferred materials and minimize the amount of waste during construction. Applicants should consider using durable, reusable and/or reclaimed building materials, materials with recycled content. The design of the project should enable building elements to serve a dual purpose as structural and finished material.

Consistent. *The Project will use durable, reusable, and or/reclaimed building materials where possible and appropriate.*

Guideline 76:
Implementing Sustainability. To ensure the implementation of sustainable building practices, projects may undergo a third-party verification process, such as the United States Green Building Council's (USGBC) LEED® Certification process, Build-It-Green® or other similar certification provider.

Consistent. *The Project will meet the City of Los Angeles and State Green Building Code requirements.*