

MULHOLLAND SCENIC PARKWAY

Specific Plan

Ordinance No. 167,943
Adopted May 13, 1992

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

Design Review Board Procedures
Amended pursuant to L.A.M.C. Section 16.50

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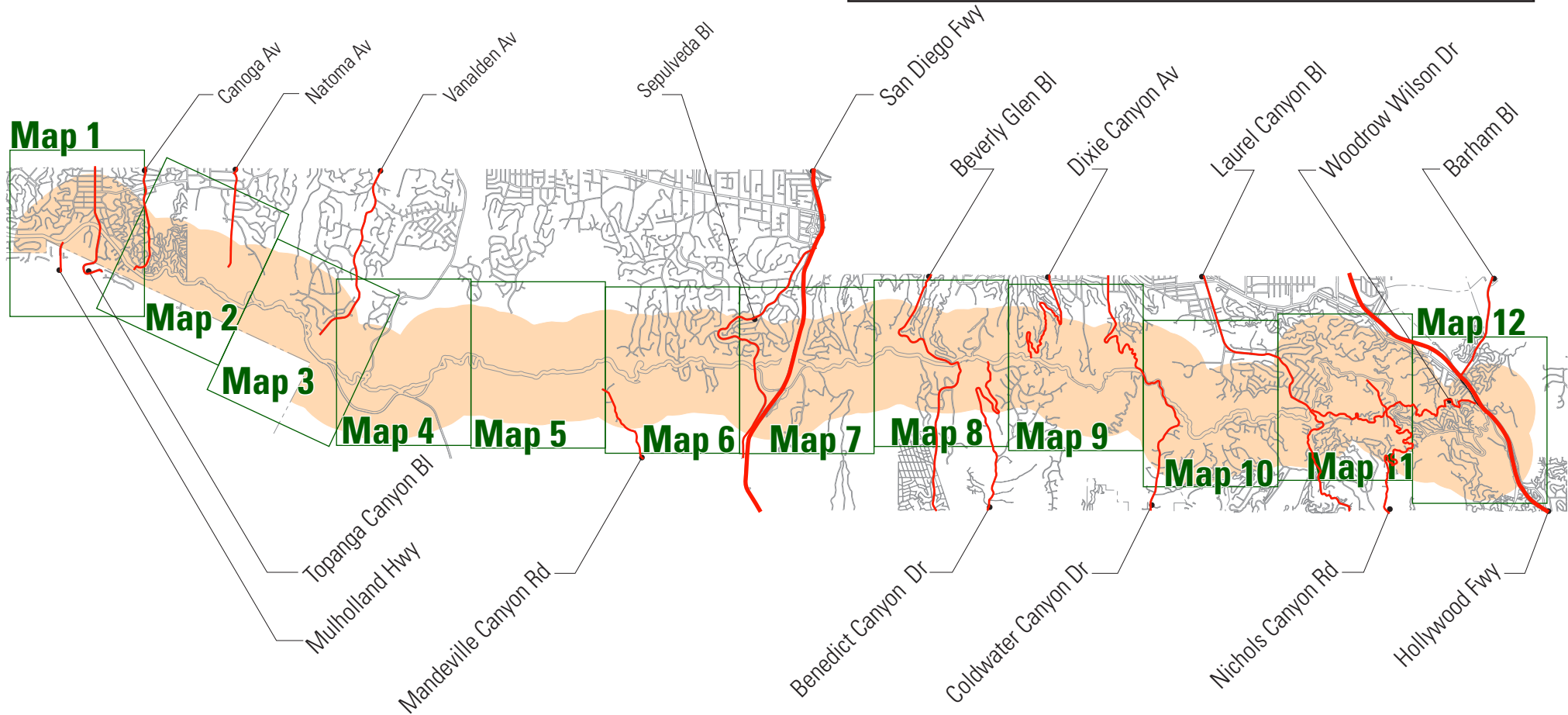
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Interpretations

Title: Section 3D Interpretation (CF 98-1384; October, 1998)

A Part of the General Plan - City of Los Angeles
www.lacity.org/pln/index.htm (General Plan - Specific Plan)

Mulholland Scenic Parkway Specific Plan



Boundary Definition Map Series Key

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN

An ordinance establishing a specific plan for the Mulholland Scenic Parkway.

WHEREAS, Mulholland Drive, opened in 1924, makes available to all people spectacular mountain, ocean and city views, and scenic and recreational opportunities from the Hollywood Freeway to the westerly Los Angeles City-County boundary line; and

WHEREAS, these amenities and resources are valuable to the city as a whole, and should be protected and enhanced by means of land use and design controls tailored to the physical character of the Mulholland Scenic Parkway and Santa Monica Mountains; and

WHEREAS, these scenic and recreational resources form a portion of the Santa Monica Mountains National Recreation Area, unique to a major urban area, recognized by Federal, State and local plans and programs; and

WHEREAS, the Santa Monica Mountains Comprehensive Plan, approved by the United States Secretary of the Interior, calls for coordinated development within the Mulholland Scenic Parkway to ensure consistency with the objectives of said plan; and

WHEREAS, the Scenic Highways Plan, a part of the Circulation Element of Los Angeles City's General Plan, designates the Mulholland Scenic Parkway as a scenic highway and mandates that scenic corridor specific plans be prepared for each designated scenic highway consisting of corridor boundaries and specific controls for the protection and enhancement of scenic resources, individually tailored to the unique character of each designated scenic highway; and

WHEREAS, the City's other adopted General Plan elements, including the Open Space Plan and portions of the Bel Air-Beverly Crest District Plan, the Brentwood-Pacific Palisades District Plan, the Encino-Tarzana District Plan, and the Sherman Oaks-Studio City-Toluca Lake District Plan also call for a specific plan and/or other plans and ordinances to assure protection of Mulholland Drive as a scenic corridor; and

WHEREAS, sensitive development assured by a specific plan which integrates the transportation, land use and recreation aspects of the scenic parkway will create a low-intensity, low-volume, slow-speed, parkway-type setting; and

WHEREAS, such specific plan implements the spirit and intent of the recommendations and guidelines contained in the Report of the Citizens Advisory Committee on the Mulholland Scenic Parkway adopted by the City Council on March 26, 1973; and

WHEREAS, on March 26, 1973, the City Council directed the Director of Planning to conduct the necessary studies and to prepare an ordinance to implement and accomplish the preservation of the Mulholland Scenic Parkway;

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1.

ESTABLISHMENT OF MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN

The Mulholland Scenic Parkway Specific Plan is hereby established and is applicable to that area of the City of Los Angeles shown within the thick solid black line delineating the inner corridor, and between the thick solid black line and the dashed black line delineating the outer corridor on the maps designated 1A through 6A.

Section 2.

PURPOSES

The purposes of this Specific Plan are as follows:

- A. To assure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources.
- B. To preserve Mulholland Drive as a slow-speed, low-intensity drive.
- C. To preserve and enhance land having exceptional recreational and/or educational value.
- D. To assure that land uses are compatible with the parkway environment.
- E. To assure that the design and placement of buildings and other improvements preserve, complement and/or enhance views from Mulholland Drive.
- F. To preserve the existing residential character of areas along and adjoining the right-of-way.
- G. To minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- H. To preserve the natural topographic variation within the Inner and Outer Corridors.
- I. To reduce the visual intrusion caused by excessive lighting.

- J. To minimize driveway and private street access into the right-of-way.
- K. To preserve the existing ecological balance.
- L. To protect prominent ridges, streams, and environmentally sensitive areas; and the aquatic, biologic, geologic, and topographic features therein.
- M. To protect all identified archaeological and paleontological resources.
- N. To provide a review process of all projects which are visible from Mulholland Drive to assure their conformance to the purposes and development standards contained in the Specific Plan and the Landform Grading Manual.

Section 3.

SPECIFIC PLAN APPLICATION

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code (Code) and any other relevant ordinance and do not convey any rights not otherwise contained therein, except as specifically provided for herein.
- B. Whenever this Specific Plan contains regulations which require greater yard requirements, lower heights, more restrictive uses, more restrictive grading provisions, or other greater restrictions or limitations on development; or less restrictive regulations regarding open parking in front yards, than would be allowed pursuant to the provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable regulations of that Code.
- C. The procedures for the granting of adjustments, exceptions, or amendments to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7.
- D. The regulations of this Specific Plan shall not apply to any project where one or more of the following discretionary approvals initiated by application of the property owners or their representatives, and subject of a public hearing, was granted on or before the effective date of this Specific Plan and is still valid at the time an application for a building permit is filed: zone change, height district change, specific plan exception, conditional use, variance, tract map, parcel map, project permit pursuant to an interim control ordinance, coastal development permit or zoning administrator approval pursuant to Section 12.27 of the Code.
- E. Corrective grading as determined by the Department of Building and Safety shall be exempt from the provisions of this Specific Plan.

Section 4.

DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.0401 of the Code, if defined therein.

Alignment: Location of the paved surface of Mulholland Drive shown on "Plan and Profile" or "Plan" documents, on file in the City Engineer's vault, as having been built prior to the effective date of this Specific Plan.

Bikeway: The shoulders of Mulholland Drive designated for use by bicyclists.

Board: The Mulholland Scenic Parkway Design Review Board.

Core Trail: A continuous trail within the right-of-way, designated on maps 1B through 6B, and designed for use by hikers, joggers and equestrians.

Director: The Director of the City Planning Department or his or her authorized representative.

Downslope Lot: Land which lies at an elevation less than the elevation of Mulholland Drive along the right-of-way.

Inner Corridor: The Mulholland Scenic Parkway right-of-way plus the additional area which extends 500 feet outwards from the outermost boundaries of the right-of-way, as designated on maps 1A through 6A by a thick solid black line and labeled MPI.

Institutional Use: Schools, churches and accessory buildings thereto.

Institutional Use Corridor: An area parallel to and 500 feet northerly and 500 feet southerly of the Mulholland Drive right-of-way, designated on maps 3A and 4A with a dashed black line and labeled as MPIII, beginning on the west at the intersection of Mulholland Drive and the Centerline of Corda Drive and terminating on the east at the west line of the San Diego Freeway. Also, an area parallel to and 500 feet southerly of Mulholland Drive right-of-way beginning on the west at the east line of the San Diego Freeway and terminating on the east at a line that is parallel to and 400 feet westerly of the centerline of Roscomare Road.

Landform Grading Manual: A document, adopted by the City Council in June of 1983, and any amendments thereto, for the purpose of improving the aesthetic quality of hillside development projects through site planning techniques and landform grading, when safety conditions permit.

Major Vista Point: An area in the Mulholland Drive right-of-way, designated on maps 1A through 6B, which has exceptional mountain, ocean and/or city views and is set aside for public use.

Outer Corridor: That area which lies between the Inner Corridor's outermost boundary and one-half mile outward from the right-of-way, as designated on maps 1A through 6A by a dashed black line and labeled MP11.

Project: The construction of any building or structure, or the addition to, alteration, conversion, or change of use of any land, building or structure on a lot located in whole or in part within the Specific Plan Area; or any construction, alteration, conversion, or change of use of any building, structure or land in the right-of-way. For purposes of this Specific Plan, the term project shall not include interior remodeling.

Prominent Ridge: A mountain ridge which is visible from Mulholland Drive and is designated on maps 1B through 6B.

Scenic Parkway: That area designated on maps 1A through 6A and which includes the right-of-way, inner Corridor (MPI), outer corridor (MP11) and the institutional use corridor (MP111).

Stream: A stream designated on the Mulholland Topographic/Lot-line maps on file with the Department of City Planning, which may include a water course having a surface or subsurface flow that supports or has supported riparian vegetation.

Upslope Lot: Land which lies at an elevation greater than the elevation of Mulholland Drive along the right-of-way.

View: A scenic pictorial sight of a mountain, ocean and/or city landscape.

Viewshed: A visual field within the inner corridor, with a seven degree angle determined by the line of sight at four feet above the edge of Mulholland Drive as depicted in Figure A.

Visible Project: A project on a lot which can be seen with normal 20-20 vision from a location on Mulholland Drive anywhere within the lot's visibility arc.

Visibility Arc: The are of a circle that intersects Mulholland Drive which has a radius of three-quarters of a mile and its center located at the midpoint of the project lot(s).

Section 5.

INNER CORRIDOR REGULATIONS

A. Uses.

All projects visible from Mulholland Drive and located within the inner corridor shall conform to the following regulations:

1. **Permitted Uses.** The following uses shall be permitted subject to the following limitations:

- a. One-family dwellings and related parking and accessory buildings, provided they conform to the requirements of Subsection D of this Section;
 - b. Fences, gates, and walls, provided they conform to the requirements of Subsection D 4 of this Section;
 - c. Driveways, provided they conform to the requirements of Section 7 C of this Specific Plan;
 - d. Night lighting on private property, provided it is low-height, low-illumination safety lighting of a color similar to incandescent light which is shielded and directed onto the property;
 - e. Landscape materials and associated irrigation equipment, provided they conform to the requirements of Section 10 of this Specific Plan;
 - f. A core trail, provided the design and location conforms to the requirements of Section 8 of this Specific Plan;
 - g. Major vista points, provided they conform to the requirements of Section 9 of this Specific Plan.
2. **Discretionary Uses.** The uses listed in paragraph b, below, may be permitted, provided the Director pursuant to Section 11 approves said uses after making the following findings:
- a. Findings.
 - i. The use does not destroy or obstruct a scenic feature or resource, or view from Mulholland Drive.
 - ii. The use preserves the residential character along the right-of-way.
 - iii. The use is compatible with the scenic parkway environment.
 - iv. The use preserves and/or enhances land having exceptional recreational and/or educational value.
 - v. Any grading is minimized.
 - vi. Any graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
 - vii. The use preserves the natural topography, prevents erosion and protects native vegetation.

- viii. The use preserves the ecological balance.
- ix. The use protects the prominent ridges, streams and environmentally sensitive areas, and the aquatic, biologic and topographic features therein.
- x. The use protects identified archaeological and paleontological sites.
- xi. The use minimizes driveway and private street access into the right-of-way.
- xii. The use minimizes the visual intrusion of lighting into the right-of-way.

In approving a discretionary use pursuant to Section 11, the Director may impose conditions to protect the public interest, to assure a project is compatible with adjacent uses, and to secure an appropriate project in harmony with the objectives of this Specific Plan.

b. Uses.

- i. .Notwithstanding the provisions of Los Angeles Municipal Code Section 12.27 I to the contrary: Private recreational facilities and associated lighting including, but not limited to the following: parks, playgrounds, nature centers, equestrian facilities and game courts, except that a tennis court may only be allowed if located on a lot with an area of 15,000 square feet or more.
- ii. Temporary uses and structures required by special events held within the Specific Plan area.
- iii. Schools, churches and accessory buildings thereto, provided they are located within the institutional use corridor.
- iv. Open parking in front yards adjacent to Mulholland Drive right-of-way.
- v. Public recreation and environmental education projects may be located on publicly-owned land that is designated as open space by the respective community plan and/or the Open Space Element of the General Plan.

- 3. **Exempted Uses.** Buildings, structures, fences, gates, walls, recreation facilities and landscaping which are legally existing on or before the effective date of this Specific Plan are exempt from the regulations of this Specific Plan.

4. Prohibited Uses.

a. A tennis court on a lot with an area of less than 15,000 square feet.

b. Sanitary landfills.

5. **Utility Related Structures.** After receipt of the recommendations of the Board and the Director, the City Planning Commission shall make recommendations on the construction of utility related structures, such as power transmission lines, power distribution stations, telecommunication facilities, pumping stations, water tanks, water reservoirs, and water and gas lines. Such recommendations shall be based on the findings set forth in subdivision 2 and based on whether feasible alternate locations do not exist outside the inner corridor and whether the facilities are designed, constructed and colored to minimize their visual intrusion on the parkway.

B. Environmental Protection Measures.

1. Prominent Ridges.

a. Grading on Prominent Ridges. Notwithstanding Subsection C below, prominent ridges shall not be graded, altered or removed without the prior written approval of the Director pursuant to Section 11. The Director may approve up to 1,000 cubic yards of grading of a prominent ridge after making the following findings:

i. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

ii. The grading is compatible with the natural topography.

iii. The Department of Building and Safety has determined that grading will minimize erosion.

iv. The grading is necessary to allow the owner reasonable use of the lot.

v. The grading will allow for a project more compatible with the purposes of the Specific Plan.

b. Construction. Buildings and structures visible from Mulholland Drive shall not be constructed on the top of a prominent ridge. Buildings and structures visible from Mulholland Drive shall not be constructed within 50 vertical feet of the top of a prominent ridge without the prior written approval of the Director pursuant to Section 11. The

Director may approve construction of a building and/or structure within 50 vertical feet of the top of a prominent ridge, but not exceeding the top after making the following findings:

- i. The placement of the building and/or structure not destroy or obstruct a scenic feature or resource.
- ii The placement of the building and/or structure complements the view from Mulholland Drive.
- iii The placement of the building and/or structure minimizes driveway and/or private street access into the right-of-way.
- iv The placement of the building and/or structure will allow for a project more compatible with the purposes of the Specific Plan.

2. **Streams.** No project shall be constructed and no more than 100 cubic yards of earth shall be moved within 100 feet of either stream bank without the prior written approval of the Director pursuant to Section 11. In granting an approval, the Director shall make the following findings:

- a. The applicant has employed a biologist to prepare a report which contains the following: the location(s) of the stream's banks, an assessment of the riparian resources, an evaluation of the project's impact on the riparian resources and a recommendation of feasible mitigation measures.
- b. The applicant has submitted to the Director for his approval, a copy of the biologist's report and a covenant and agreement which runs with the land and which states that the mitigation measures recommended by the biologist and approved by the Director will be incorporated in the project and maintained. The covenant and agreement shall be recorded by the applicant.
- c. The project preserves the natural vegetation and the existing ecological balance.
- d. The project protects prominent ridges, streams, and environmentally sensitive areas and the aquatic, biologic geologic and topographic features therein.
- e. The project will not damage the integrity of a stream.

3. **Projects Near Parklands.** No project shall be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the prior written approval of the Director pursuant to Section 11. The Director may approve the

construction of a project or grading within 200 feet of public parkland after making the following findings:

- a. The project preserves the residential character along the right-of-way.
 - b. The project will minimize erosion.
 - c. The project preserves the natural vegetation and the existing ecological balance.
 - d. The project protects identified archaeological and paleontological sites.
 - e. The project minimizes driveway access into the right-of-way.
4. **Oak Trees.** No oak tree (*quercus agrifolia*, *lobata*, *q. virginiana*) shall be removed, cut down or moved without the prior written approval of the Director. The Director may approve the removal, cutting down or moving of an oak tree after making the following findings:
- a. The removal, cutting down or moving of an oak tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters.
 - b. The oak tree is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at said location.
5. **Archaeological and Paleontological Resources.** Applicants which propose to grade more than 50 cubic yards per 5,000 square feet of lot area shall submit to the Director a preliminary archaeological and paleontological record search from the State Regional Archaeological Information Center (UCLA). If this search reveals that archaeological and paleontological resources may be located on the lot, the applicant shall file an environmental assessment with the Planning Department.

C. Grading.

1. No grading in excess of one cubic yard of earth per four square feet of lot area per lot visible from Mulholland Drive shall be permitted without the prior written approval of the Director pursuant to Section 11. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation. The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:
 - a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to

provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.

- b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.
 - c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
 - d. The Department of Building and Safety has determined that grading will minimize erosion.
2. All graded slopes shall comply with the provisions in Section 10 of this Specific Plan.

D. Building Standards.

1. **Viewshed Protection.** No building or structure visible from Mulholland Drive on an upslope or downslope lot shall penetrate the viewshed without the prior written approval of the Director pursuant to Section 11. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower. The Director may approve a project's penetration into the viewshed after making the following findings:
- a. The Department of Building and Safety has determined that the height of the project does not exceed the height limit in lowed in paragraphs a, b or c of subdivision 2.
 - b. The project is designed to complement the view from Mulholland Drive.
2. **Allowable Building Heights.**
- a. On an upslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located within the first 100 feet from the Mulholland Drive right-of-way, shall not exceed 15 feet as indicated on Figure A. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the exceed a height of 15 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

- b. On an upslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located more than 100 hundred feet up to five hundred feet from the Mulholland Drive right-of-way, shall not exceed 30 feet as indicated on Figure A. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 30 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.
 - c. On a downslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located within 500 feet from the Mulholland Drive right-of-way, shall not exceed 40 feet as indicated on Figure A, but in no event shall any building or structure exceed a height that would cause such building or structure to penetrate the viewshed. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.
- 3. **Yard Requirements.** Notwithstanding Z.A.I. Case 1270, buildings and structures located on lots that abut the right-of-way and are 100 or more feet in depth shall be constructed with the following yards:
 - a. Front - There shall be a front yard of not less than 20% of the depth of the lot, but which need not exceed 40 feet.
 - b. Side - There shall be a side yard on each side of the main building of not less than 10% of the width of the lot, but which need not exceed 20 feet.
- 4. **Fences, Gates and Walls.** All fences, gates and walls visible from Mulholland Drive shall be constructed of the following materials: rough-cut, unfinished wood; native-type stone; split-face concrete block; textured plaster surface walls; black or dark green chain link or wrought iron; or a combination thereof.

5. **Drain Pipes** laid on the ground and visible from Mulholland Drive shall be black or earth tone brown.
6. **Utilities.** The Advisory Agency, where feasible, shall require that all utilities installed in connection with the development of new subdivisions be placed underground.
7. **Roofs.** All roofs visible from Mulholland Drive shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices.

Section 6.

OUTER CORRIDOR REGULATIONS

A. Uses. All projects visible from Mulholland Drive and located within the outer corridor shall conform to the following regulations:

1. **Permitted Uses.** The following uses shall be permitted subject to the following limitations: Any use permitted in the inner corridor is permitted in the outer corridor, except for those uses only permitted in the institutional use corridor. Provided, however, that one-family dwellings and related parking and accessory buildings shall conform to the requirements of Subsection D of this Section.
2. **Commercial, low medium I residential and low medium II residential uses,** provided that they are consistent with the applicable community plan.
3. **Discretionary Uses.** Discretionary uses permitted in the inner corridor are permitted in the outer corridor, except for those uses only permitted in the institutional use corridor.
4. **Exempted Uses.** All uses exempted in the inner corridor are exempted in the outer corridor.
5. **Utility Related Structures.** The provisions applicable to utility related structures in the inner corridor are applicable in the outer corridor.

B. Environmental Protection Measures. All the environmental protection measures required in the inner corridor are required in the outer corridor.

C. Grading.

1. No grading in excess of two cubic yards per four square feet of lot area per lot visible from Mulholland Drive shall be permitted without the prior written approval of the Director pursuant to Section 11. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation. The Director may approve grading up to four cubic

yards per four square feet of lot area per lot after making the following findings:

- a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.
 - b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article I of Chapter IX of the Code.
 - c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.
 - d. The Department of Building and Safety has determined that grading will minimize erosion.
2. All graded slopes shall comply with the provisions in Section 10 of this Specific Plan.

D. Allowable Building Heights. The height of any building or structure visible from Mulholland Drive shall not exceed 40 feet as indicated on Figure B. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this Subsection by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

Section 7.

MULHOLLAND DRIVE AND RIGHT-OF-WAY REGULATIONS

- A. Changes and/or Improvements.** No change or improvement may be made to the alignment or design of the paved portion of Mulholland Drive or the right-of-way, except for resurfacing and street and utility maintenance, without the prior approval of the City Council acting after receipt of the recommendation of the Director. After receipt of the recommendation of the Board, the Director may recommend approval after making the following findings:
1. The project is required for public health and safety reasons.
 2. The project does not obstruct a scenic feature or resource.

3. The project is compatible with the scenic parkway environment.
4. The project is not inconsistent with the purposes and objectives of the Specific Plan.

B. Alignment and Design. Any change or improvement to the alignment or design of the paved portion of Mulholland Drive or the right-of-way, except for resurfacing and street and utility maintenance, shall conform to the following standards:

1. **Roadway Alignment.** The paved portion of Mulholland Drive shall conform to its existing alignment from California State Highway Route 101 to the intersection of Topanga Canyon Boulevard, except as modified for safety reasons.
2. **Right-of-Way Width.** The width of the right-of-way shall conform to its existing approximately 100-foot wide corridor east from Laurel Canyon Boulevard to the Hollywood Freeway (Route 101), and to the approximately 200-foot wide corridor west of Laurel Canyon Boulevard to the City-County boundary.
3. **Travel Lanes and Shoulders.** Except as provided in subdivision 4 of this Subsection, Mulholland Drive shall consist of two travel lanes, one in each direction with a maximum width of 15 feet per lane and one or more shoulders, except for existing improvements between Topanga Canyon Boulevard and Saltillo Street, Encino Hills Drive and Corda Drive, and Beverly Glen Boulevard and Benedict Canyon Drive.

The shoulder shall be level with the roadway and shall serve as a bikeway. The shoulder shall be five feet wide, except that where a slope is required to be graded in order to provide the five foot shoulder, the shoulder may be less than five feet wide. The shoulder or shoulders shall be paved with asphalt or black concrete and shall be separated from the travel lanes by a solid lane stripe in accordance with the adopted standards of the Department of Transportation. If less than five feet is available on each side of the roadway for shoulders, only the uphill shoulder shall be paved. The shoulder or shoulders shall be marked "Bike Lane" and "No Parking" on the pavement by the Los Angeles Department of Transportation.

4. **Turn Lanes.**
 - a. Turn lanes shall not be permitted without the prior recommendation of the Director after receipt of the recommendation of the Board. The Director shall recommend approval of a turn lane where the Department of Transportation has determined that the turn lane is required to facilitate traffic movement and for safety reasons.

- b. The turn lane shall be a maximum of 12 feet wide and the travel lane parallel to the turn lane shall be a maximum of 12 feet wide.
- 5. **Speed Limit.** To the extent permitted by state law, the posted speed limit for vehicles shall prohibit speeds in excess of 25 miles per hour.
- 6. **Sidewalks, Curbs and Berms.** No sidewalks or curbs shall be permitted. Only berms required for drainage control and/or erosion shall be permitted.
- 7. **Median Strip.** No median strip shall be constructed within the Mulholland Drive right-of-way.
- 8. **Signs.** The Department of Transportation shall post signs in the right-of-way indicating the location of the bikelane, core trail crossings, and the major vista points.
- 9. **Plant Material.** Existing fire resistant, native-type plants and trees shall be preserved and maintained to enhance the natural scenic character of the parkway. No oak trees shall be removed, cut down, or moved without the prior recommendation of the Director using the criteria set forth in Section 5 B 4 of this Specific Plan.
- 10. **Existing Slopes.** Existing slopes adjoining the roadway that show no signs of instability shall not be graded.
- 11. **Rock Formations and Outcroppings.** All natural rock formations and/or outcroppings, known or discovered during grading, should be preserved on-site and incorporated into the street design.

C. Access to Mulholland Drive.

- 1. **Driveway Access.** No driveway may intersect Mulholland Drive without the prior recommendation of the Director after receipt of the recommendation of the Board.
- 2. The Director may recommend approval of such driveway if the Director finds that none of the following alternatives are feasible:
 - a. Access from other existing ways or alleys;
 - b. Access from other potential public or private streets;
 - c. Access from an easement over an existing driveway on an adjacent property; or
 - d. Access from the shared use of existing driveway(s).

3. Driveway Paving. A driveway which intersects Mulholland Drive shall be paved. Gravel and similar loose materials shall be prohibited.

D. Lighting.

1. Sodium and mercury vapor lamps shall be prohibited.
2. Lighting standards within the right-of-way shall use cut-off type fixtures which focus the light directly onto the street and shoulders.
3. Lighting standards shall be located only in the immediate vicinity of major vista points and major intersections, except as provided in subdivision 5 of this Subsection.
4. The lamp shall cast a white light, similar to metal halide or incandescent lighting.
5. Where the Board of Public Works determines that a lighting standard is needed to improve parkway safety, the location and design of said lighting standard shall have the prior recommendation of the Director after receipt of the recommendation of the Board. The Director may recommend approval of the location and design of a lighting standard after making the following findings:
 - a. The lighting standard does not obstruct a scenic feature or resource.
 - b. The lighting standard complements the views from Mulholland Drive.
 - c. The lighting fixture proposed to be used reduces the visual intrusion of lighting into the right-of-way.
6. Existing lighting standards located in the right-of-way between Corda Drive and Encino Hills Drive, between Beverly Glen Boulevard and Benedict Canyon Drive, between Skyline Drive and Laurel Pass Avenue, between Laurel Canyon Boulevard and Dona Pegita Drive, and at Woodcliff Road should be redesigned by the Department of Public Works to reduce the glare, and cut-off fixtures should be installed to focus the light directly onto Mulholland Drive and the shoulders.

E. Features.

1. All guard rails shall be constructed according to Bureau of Engineering standards and shall have a wood facing treated and finished to achieve a rustic and/or natural appearance.

2. All historic survey monuments set during the original survey for Mulholland Drive shall be preserved at their original location.

Section 8.

CORE TRAIL

- A.** The core trail design and location shall be approved by the City Council acting after receipt of the recommendation of the City Planning Commission. After receipt of the recommendation of the Board, the City Planning Commission may recommend approval of the construction of the core trail upon making the following findings:
 1. The design and location of the core trail is consistent with the provisions of this Section.
 2. The graded slopes have a natural appearance compatible with the Santa Monica Mountains.
 3. The landscaping is designed to complement the view from Mulholland Drive and the right-of-way.
 4. The landscaping is designed to promote safety and require a minimum of security measures.
 5. The landscaping is consistent with Section 10 of this Specific Plan.
 6. Any signs are designed to prevent vandalism and are placed so as to identify the location of the core trail.
- B. Location.** The core trail shall be a continuous trail within the right-of-way. It shall be constructed generally parallel to, but not within the shoulders, except where physical constraints necessitate development adjacent to Mulholland Drive.
- C. Design.** Where feasible, the core trail shall consist of two distinct, generally parallel pathways separated by vegetation, topography or other means. It shall not be paved with a hard surface. One pathway shall be designated for use by hikers and joggers and the other designated for use by equestrians.
- D. Maintenance.** The Department of Recreation and Parks shall be responsible for maintaining all landscaping along the core trail.

Section 9.

MAJOR VISTA POINTS

- A. Location.** Fourteen major vista points (MVP) are designated on maps 1B through 6B and listed below:
 1. Hollywood Bowl MVP - (Olympics 1984 Overlook) (1 mile west of the Hollywood Freeway).

2. Universal City MVP (0.1 miles east of Torreyson Place).
3. Fryman Canyon MVP, (0.7 miles west of Laurel Canyon Boulevard).
4. Summit MVP (1.9 miles west of Laurel Canyon Boulevard).
5. Deep Canyon MVP (0.1 miles east of Benedict Canyon Drive).
6. Nicada MVP (0.4 miles west of Beverly Glen Boulevard).
7. The Grove MVP (0.9 miles west of Sepulveda Boulevard).
8. San Vicente Mountain Park MVP (0.4 miles west of Mandeville extended).
9. Topanga State Park MVP (0.3 miles west of Reseda Boulevard extended).
10. "A" MVP (Between Reseda Boulevard extended and Vanalden Avenue extended).
11. "B" MVP (Between Reseda Boulevard extended and Vanalden Avenue extended).
12. Corbin MVP (0.25 miles west of Sepulveda Boulevard).
13. "C" MVP (West of Winnetka Avenue extended).
14. "D" MVP (West of Natoma Avenue extended).

B. Development. No new major vista point (nos. five through fourteen above) shall be constructed without the prior approval of the City Council acting after receipt of the recommendation of the City Planning Commission. After receipt of the recommendation of the Board, the City Planning Commission may recommend approval of the construction of a major vista point upon making the following findings:

1. The facilities and landscaping are designed to complement the view from Mulholland Drive and the right-of-way.
2. The facilities and landscaping are designed to require a low-level of maintenance.
3. The facilities and landscaping are designed to promote safety and require a minimum of security measures.
4. The parking facilities are adequate to accommodate public use.
5. Ingress and egress are designed to promote safety and minimize traffic congestion on Mulholland Drive.

6. The graded slopes have a natural appearance compatible with the Santa Monica Mountains.
 7. The lighting is designed to minimize light and glare on Mulholland Drive and the right-of-way.
 8. The landscaping is consistent with Section 10 of this Specific Plan.
 9. Any signs are designed to prevent vandalism.
- C. Maintenance.** The Bureau of Street Maintenance of the Department of Public Works shall be responsible for maintaining the landscaping at all major vista points.

Section 10.

LANDSCAPING

- A. Standards.** Any public or private landscaping installed on or after the effective date of this Specific Plan shall conform to the following standards:
1. **Graded Slopes.** Graded slopes shall be landform graded in accordance with the provisions of the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code. Slopes which cannot be landform graded shall be landform planted in accordance with the provisions of the Landform Grading Manual. Landscaping shall be installed within six (6) months of the completion of any grading.
 2. **Location.** Plant material in the inner corridor shall not obstruct the view from Mulholland Drive and the right-of-way.
 3. **Type.** Landscaping shall predominantly consist of native-type fire resistant plant materials.
 4. **Oak Trees.** Oak trees shall not be removed except as set forth in Sections 5 B 4 or 7 B 9 of this Specific Plan.
 5. **Replacement Trees.** Native trees, including oak trees, which are removed shall be replaced with the same type of tree according to the following replacement schedule:

<u>TYPE OF TREE</u>	<u>REPLACEMENT SIZE AND QUANTITY</u>
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Quercus agrifolia lobata, q. Virginiana	36-inch box (2 for 1 replacement)
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All other.	15 gallon (2 for 1 replacement)
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6. **Maintenance.** An automatic irrigation system shall be installed where necessary to sustain plants and trees and a fire resistant corridor.

- B. Prohibited Plant Material.** The following plant material shall not be planted in the scenic corridor parkway on or after the effective date of this Specific Plan.

PROHIBITED PLANT MATERIAL

Acacia decurrens (GREEN WATTLE)

Acacia melanoxylon (BLACKWOOD ACACIA)

Achillea millefolium (COMMON YARROW)

Ailanthus altissima (TREE-OF-HEAVEN)

Albizia distachya (PLUME ALBIZIA)

Atriplex semibaccata (AUSTRALIAN SALTBUUSH)

Bamboo sp.

Brassica sp.

Calocedrus decurrens (INCENSE CEDAR)

Centranthus ruber (JUPITER'S BEARD, READ VALERIAN)

Cirsium vulgare and all other thistles

Cortaderia jubata (A GRASS SIMILAR TO PAMPUS GRASS)

Cotoneaster lacteus

Cupressus sempervirens (ITALIAN CYPRESS)

Cytisus (BROOM)

Eucalyptus sp.

Hirschfeldia incana (WILD MUSTARD)

Lantana camara

Lobularia maritima (SWEET ALYSSUM)

Nicotiana glauca (TREE TOBACCO)

Oxalis pes-caprae (BERMUDA BUTTERCUP)

Palmae (PALM)

Pennisetum setaceum (FOUNTAIN GRASS)

Podocarpus

Rhus

Ricinus communis (CASTER BEAN)

Robinia pseudoacacia (BLACK LOCUST)

Schinus terebinthifolius (BRAZILIAN PEPPER)

Tamarix aphylla (ATHEL TREE)

C. Landscape Plan.

1. A landscape plan shall be submitted to the Board for review and recommendation.
2. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.

Section 11.

DESIGN REVIEW PROCEDURES

- A. Jurisdiction.** No permit for the use of land; building permit; grading permit; revocable permit to encroach; or B-permit; shall be issued for a project, until plans, elevations and/or other graphic representations of the project have been reviewed and approved by the Director acting on a recommendation of the Board, except that projects described in Sections 7, 8 and 9, including changes or improvements to the paved portion of Mulholland Drive; core trails and major vista points, shall be reviewed and approved in accordance with the provisions of Sections 7, 8 and 9 of this Specific Plan; and utility related structures shall be reviewed in accordance with the provisions in Section 5 A 5 of this Specific Plan. Where the provisions of LAMC Sections 11.5.7 and 16.50 differ, the provisions of LAMC Section 11.5.7 shall supercede those of LAMC Section 16.50.
- B. Composition.** In accordance with LAMC Section 16.50 B, the Board is hereby established and shall consist of seven voting members, with one member appointed by each Councilmember of the Council Districts which are included within the Specific Plan

area. One member shall be appointed by the Mayor and one member shall be appointed by the Santa Monica Mountains Conservancy Board of Directors. At least one member shall be a licensed architect registered civil engineer, one a registered landscape architect, and one a geo-technical engineer or geologist. At least three members shall reside within the Specific Plan area, preferably in the inner corridor.

C. Quorum. Refer to LAMC Section 16.50 D 8.

D. Terms. Refer to LAMC Section 16.50 D 4.

E. Vacancies. Refer to LAMC Section 16.50 D 5.

F. Authority and Duties. The Board shall comply with the provisions of LAMC Section 16.50 D 1, Authority. The Board shall advise the Director on aspects of exterior design; site layout; grading; driveway access; landscaping; and height, bulk, materials, textures and colors of any building, structure, sign or other development of property or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for a project to assure compliance with the criteria set forth in this Specific Plan.

The Board shall be prohibited from changing, altering, modifying or amending any final discretionary actions previously approved by the Los Angeles City Planning Commission, Area Planning Commission, Los Angeles City Council or other discretionary decision making body.

However, with respect to development in the Specific Plan area and its consistency with this Specific Plan, the Board may advise the Advisory Agency on the layout and design of subdivisions, the Area Planning Commission and the City Planning Commission on zone changes and conditional uses, the Zoning Administrator on variances and conditional uses, and the appropriate City decision-making body on any public project or discretionary action.

G. Fees. The application fees for processing a design review application shall be as established pursuant to LAMC Section 16.50 E 2.

H. Design Guidelines. The Board may adopt specific design guidelines to implement procedures for design review. These guidelines may be illustrations, interpretations or clarifications of policies established by the Board. The guidelines shall not become effective until they are approved by the City Planning Commission. Copies of these guidelines shall be available from the Department of City Planning.

I. Procedure.

1. The design review process shall be conducted pursuant to procedures established under LAMC Section 16.50 E 3.

2. **Applications.** Applications shall be submitted in compliance with the procedures established under LAMC Section 16.50 E 1 and any administrative rules established by the Director of Planning. An application shall be deemed complete only if all the applicable items are included with the application.
3. **Board Action.** The Board shall use any applicable specific plans and/or adopted design guidelines which pertain to the area in which the project is located in evaluating the project.

Additionally, the Board shall consider compliance with the following criteria:

- a. Whether the proposed project conforms to all provisions contained within the Specific Plan and any applicable specific plans or design guidelines.
- b. Whether the grading and/or the location of the project are designed so as to minimize the impact on visibility from Mulholland Drive and the right-of-way.
- c. Whether all proposed buildings, structures and recreational facilities are located so as not to obstruct a scenic feature or resource.
- d. Whether all proposed buildings, structures and recreational facilities are designed to complement the views from Mulholland Drive and are compatible with the parkway environment.
- e. Whether the proposed buildings and structures are compatible with the surrounding buildings and parkway environment in terms of design, massing, height, materials, colors (subdued tones, natural materials and non-reflective materials and finishes shall be encouraged) and setbacks.
- f. Whether the landscape design has a variety and quantity of native-type, fire-resistant plant materials throughout the project which are compatible with the scenic parkway.
- g. Whether the landscape design representation of the plant materials accurately reflects their growth habit at maturity.
- h. Whether the grading is designed so as to create slopes with a natural appearance compatible with the characteristics of the Santa Monica Mountains.
- i. Whether the site layout is designed so as to require a minimum of grading and retaining walls and protects prominent ridges, streams and environmentally sensitive areas.

- j. Whether driveway access to Mulholland Drive is designed so as to require a minimum of grading and retaining walls.
- k. Whether the lighting is designed so as to reduce the visual intrusion of light onto Mulholland Drive and the right-of-way.
- l. Whether proposed major vista points, core trails and projects near parklands conform to all provisions in the Specific Plan.

J. Exemptions.

- 1. **Criteria.** An exemption from compliance with this Section shall be granted by the Director for a project which conforms to any of the criteria listed below:
 - a. The applicant is restoring a nonconforming building or structure pursuant to Section 12.23.A.4 of the Los Angeles Municipal Code.
 - b. The project consists of remodeling or repair of a single-family dwelling and/or accessory structures which conform to all of the following:
 - i. Color, materials and design of exterior changes, including landscaping, are consistent with the intent and provisions of this Specific Plan.
 - ii. The total cumulative floor area of all additions does not exceed 900 square feet.
 - iii. The building height does not exceed the standards set forth in this Specific Plan.
 - iv. The project involves no change of access onto the right-of-way.
 - v. The project is not on a prominent ridge and/or does not break an existing skyline.
 - vi. The project is not located on a lot which contains a stream.
 - vii. The project does not propose grading.

- K. Appeals.** Any appeal of the Director's Determination shall be filed pursuant to procedures established under LAMC Section 16.50 F.

L. Additional Review and Approval of Revised Project.

Following the approval of a design review application, no change shall be made to any portion of a plan reviewed and approved by the Director, or City Planning Commission, Area Planning Commission,

or City Council, without additional review and approval of the Director acting on a recommendation of the Board.

Section 12.

SEVERABILITY

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or applications thereof which can be implemented without the invalid provision application, and to this end the provisions and clauses of this ordinance are declared to be severable.

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Updated May 2003*

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October 15, 1998

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
3D EXEMPTION INTERPRETATION

All Interested Parties:

Pursuant to Section 3D of the Mulholland Scenic Parkway Specific Plan, the City Council adopted on October 7, 1998 a modification of the Director of City Planning's interpretation for projects exempt from the provisions of this Specific Plan and review by the Design Review Board.

The Director of Planning had originally issued an interpretation that only those projects that received discretionary approvals and had a public hearing with legal notice prior to June 29, 1992, the effective date of the Specific Plan, could be exempt from further review. Additionally, the interpretation stated that such discretionary approvals had to include explicit findings and conditions, reflecting the Mulholland Scenic Parkway Report that the Citizen Advisory Committee had prepared before the adoption of the Specific Plan. For the purposes of clarity, the City Council made modifications to the Director's interpretation.

With the adoption of the 3D Exemption Interpretation, virtually all new projects, both private and public, will be subject to the provisions of the Specific Plan and review by the Design Review Board. The only exception from these provisions would be if a project received discretionary approval prior to the effective date of the Specific Plan and had considered the intent and spirit of the Mulholland Scenic Parkway Report.

All other projects, including new single-family dwellings on vacant lots, additions greater than 900 square feet to existing buildings, and utility projects by either public agencies or privately held companies are subject to the provisions of the Specific Plan, review by the Design Review Board, and approval by the Director of Planning. Projects subject to these provisions may also include private fences, walls and other structures encroached into the Mulholland Drive right-of-way and public utility facilities and structures on Mulholland Drive. Therefore, all of these projects must be reviewed for compliance with the provisions of the Specific Plan.

Your cooperation in this matter is greatly appreciated. For further information or any questions, please contact the staff person, presently Steve Kim, for the Mulholland Scenic Parkway Specific Plan at (818) 756-9172.

Sincerely,

CON HOWE
Director of Planning

ROBERT H. SUTTON
Deputy Director

RS:sk

