

**SANTA MONICA MOUNTAINS CONSERVANCY**

RAMIREZ CANYON PARK  
5750 RAMIREZ CANYON ROAD  
MALIBU, CALIFORNIA 90265  
PHONE (310) 589-3200  
FAX (310) 589-3207



October 27, 2010

Dan O'Donnell  
Mulholland Design Review Board  
City of Los Angeles Planning Department  
6262 Van Nuys Boulevard, Suite 351  
Van Nuys, California 91401

**DIR-2010-2420-DRB-SPP-MSP, 3780 Multiview Drive**

Dear Mulholland Design Review Board Members:

The attached September 15, 2010 Conservancy letter to your Board addresses our agency concerns with the subject project regarding wildlife movement capability. That letter suggested that the applicant consider voluntarily accepting a permit condition to grant a conservation easement over a portion of their property. Earlier this month we met with a representative of the owner to address our mutual concerns and have come to an agreement in principal to satisfy those concerns.

Attached are two exhibits, one showing the entire property and the other in more detail, showing just the southerly portion of the subject property, setting forth the limits of a conservation easement that is acceptable to the Conservancy and the intended receiving agency, the Mountains Recreation and Conservation Authority (MRCA). The conservation easement as shown adequately maintains area habitat connectivity. The Conservancy's concerns would be fully addressed if the applicant, or their representative, verbally or in writing states to the Mulholland Design Review Board that they will voluntarily accept the following permit condition language.

**MDRB Condition Language:** Applicant shall show proof of recordation and agency acceptance of a conservation easement in favor of the Mountains Recreation and Conservation Authority (MRCA) covering no less area than shown on the figure accompanying this letter. Said area is cross-hatched on a site plan page with an E-6.2 label and was prepared by the applicant's representative. No City permits shall be granted

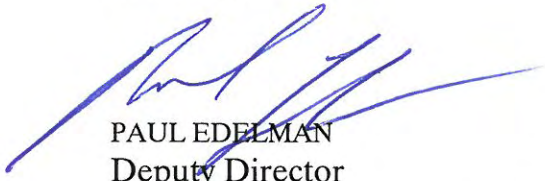
Mulholland Design Review Board  
DIR-2010-2420-DRB-SPP-MSP, 3780 Multiview Drive  
October 27, 2010  
Page 2

without proof of such easement recordation and a Certificate of Acceptance from the MRCA. Said acceptance shall not be unreasonably withheld or delayed. Applicant shall provide a recordable easement metes and bounds legal description and a plotted map. Applicant shall provide the MRCA with a preliminary title report. Said title report shall demonstrate that the conservation easement is not subordinate to any construction liens and that no new easements or encumbrances have burdened the title after the date of this letter. The entirety of the easement area shall prohibit any fencing, lighting, grading, planting of non-native vegetation, or hardscape. The easement shall expressly allow for fuel modification and the cultivation and irrigation of native plants.

The Conservancy also acknowledges and accepts the unsolicited but greatly appreciated offer to donate the sum of \$10,000 to the Mountains Recreation and Conservation Authority to further the cause of providing and protecting open space.

If you have any questions, please contact me at 310-589-3200, ext. 128. Thank you for your time and consideration.

Sincerely,



PAUL EDELMAN  
Deputy Director  
Natural Resources and Planning