

MASTER PLAN AND DESIGN GUIDELINES

This document is the master plan and design guidelines for the development of Runyon Canyon as a City recreational facility. This plan was approved by the Recreation and Parks Commissioners on February 28, 1986.

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INTRODUCTION

THE CONCEPT

What is Runyon Canyon? It is one hundred thirty-three acres rich with exciting paradoxes. It is in the heart of Hollywood, adjoining one of the most densely populated neighborhoods in Los Angeles; yet its native ecology remains largely intact. Its estate ruins evoke a romantic urbanity.

Runyon Canyon is where the Chumash Indians once went to gather the all-important buckwheat and yucca. It is a chance to observe a deer traversing a chaparral ridgeline against a backdrop of Los Angeles skyline. Its views, once reserved for the Hollywood rich and famous, today are shared by all.

It is the combination of these urbane and wilderness qualities that makes Runyon Canyon a Hollywood natural.

THE PAST

Over the years, Runyon Canyon has been home to the coyote and the owl, the millionaire and the homeless. In 1867, the Canyon, then a one hundred sixty acre land grant property, was awarded to "Camel" George Caralambo for his dutiful service as trainer in the United States Army Camel Corps. City engineer Alfredo Solano, infamous for his role in early Los Angeles land speculation, purchased the Canyon in 1876, only to subdivide the lower portions. In 1919, the Canyon got its present name from coal baron Carmen Runyon, who bought it as a west coast retreat.

Irish tenor John McCormack built the Canyon's first full-time residence, "San Patrizio," a mansion with fabulous formal gardens, filled with exotics from around the world. In 1942, A & P heir Huntington Hartford purchased the estate, changed its name to "The Pines," and added several guest facilities.

It was during Hartford's tenure that the mysterious cloak of romance enveloped the Canyon. Several factors contributed to this mystique. It was widely known that Errol Flynn, a frequent guest, conducted scandalous activities from the estate's pool house. In the early 1950s, Frank Lloyd Wright was commissioned to design a three-part, cornucopia-like recreation complex dangling off the east ridge.

Hartford proposed several other playground schemes, all of which were opposed by residents and community leaders. The Canyon was sold to the first of a parade of developers in 1964. Numerous attempts to grade and fill the Canyon with housing were

successfully dashed by neighboring homeowner associations, adamantly devoted to the preservation of this precious remnant of native California landscape.

A MASTER PLAN

After twenty years of development battles and neglect, Runyon Canyon became dedicated city park land. The Santa Monica Mountains Conservancy raised four million dollars, and the City of Los Angeles contributed the remaining one million six hundred thousand dollars towards its purchase. In February of 1985, the City hired our design firm, Community Development Planning and Design, to plan for future development of Runyon Canyon as a city park.

We began work on this project in May of 1985. Over the past nine months, citizens, public agencies, and community and regional organizations have worked with us in developing an appropriate master plan for Runyon Canyon. The resultant plan will establish the park's regional significance yet respect the needs of surrounding neighborhoods.

The plan is arranged in sections, starting with the goals that underlie its design. Following the goals is an in-depth discussion of the Land Units which establish a framework for creating a plan inspired by both the site's native ecology and its delightful history. The land unit designations effect the concept of an urban wilderness and guide park use and management. The Estate section describes and details the developed area of the lower canyon. This section also contains detailed guidelines to direct the development of each facility within a design vocabulary which gives form to the urbane wilderness park. Experimental uses that have emerged from the community design process, recommended volunteer activities, maintenance and safety proposals and other plan components follow.

GOALS

The Runyon Canyon Master Plan is based on the goals, objectives and policies agreed upon by the community, the designers and city staff:



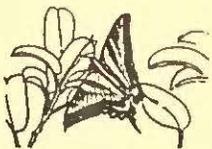
Goal One: Maintain a large part of the site as an urban wilderness.



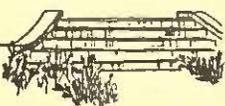
Goal Two: Make Runyon Canyon safe for all users.



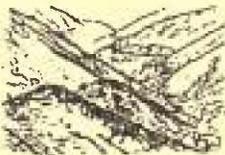
Goal Three: Protect the uniqueness of Runyon Canyon as a wilderness juxtaposed with the city past and present.



Goal Four: Teach people about the urban wilderness so they will enjoy, respect, and protect the unique quality of Runyon Canyon.



Goal Five: Limit the development of primary facilities to the old estate area to be consistent with past development and to protect the rest of the canyon.



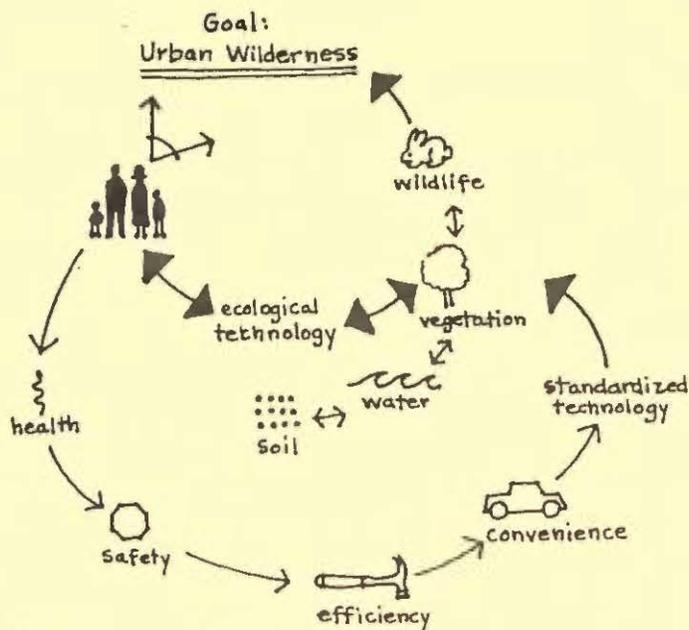
Goal Six: Meet the special needs of the surrounding community and the needs of Los Angeles for open space.



Goal Seven: Encourage community involvement in Runyon Canyon to insure that the plan meets the residents' needs and to develop a group who cares for the canyon.

LAND UNITS

The success of meeting these goals relies on dividing Runyon Canyon into land units, from most to least natural, and then reinforcing the zones with consistent decision making throughout the design. These units have been designated by vegetation type, topography, geology, hydrology, wildlife habitat, the canyon's past development, and surrounding land uses. The three basic land units are the Urban Wilderness, Trails, and the Estate Area.



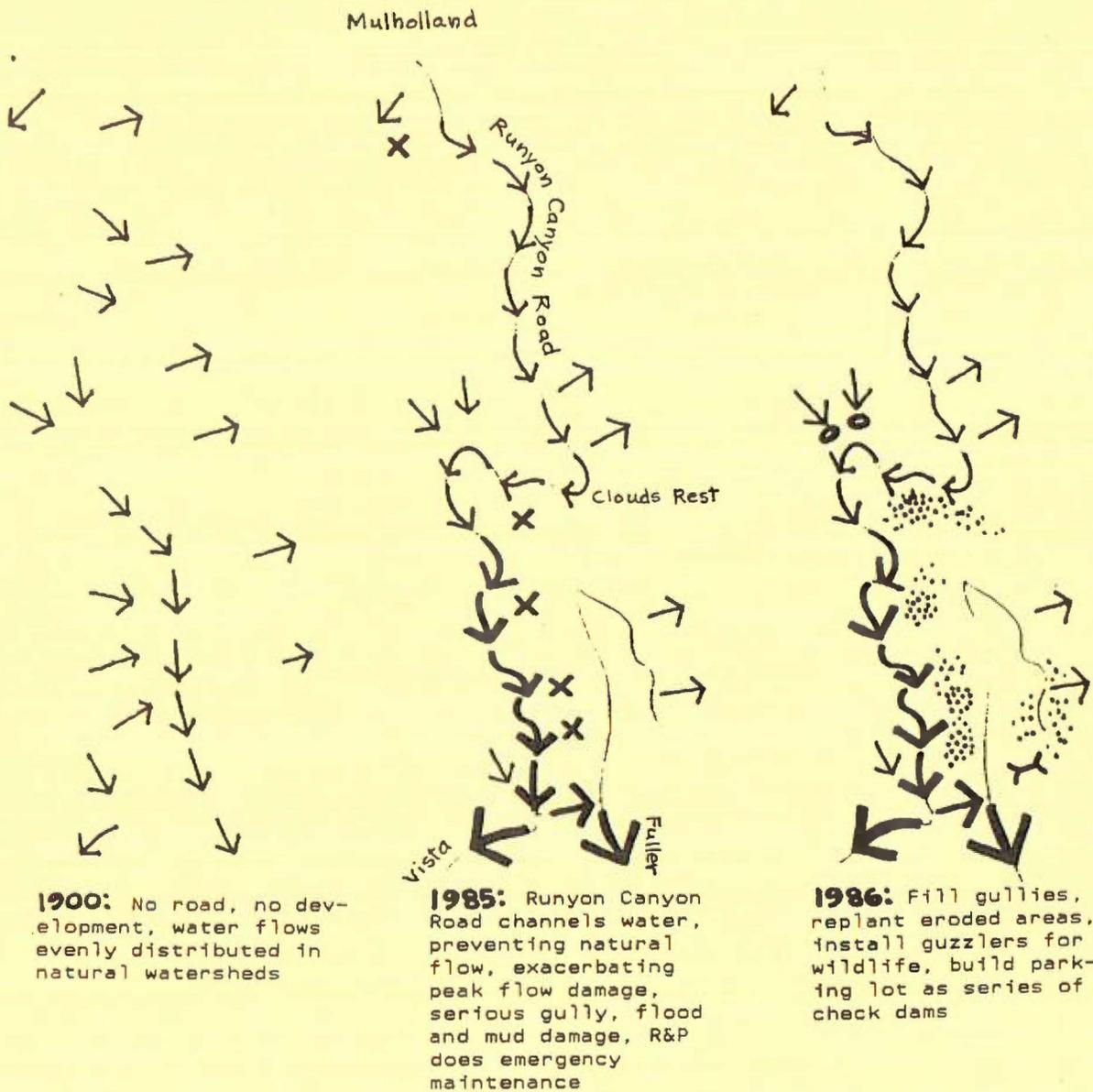
What is required, then, is a synthesis of ecological processes and technology in order to manage the urban wilderness. The master plan attempts to protect public health and safety from the dangers that exist when chaparral is in close proximity to dwellings while at the same time maintain the diversity of coastal sage, chaparral and stream vegetation. To minimize the flooding below Runyon Canyon we propose:

1. Restoring the natural flow of water to its original subwatershed;
2. Managing peak flow using a system of check dams and pervious surfaces, storing the water in the cistern and check dams for later use (the cistern for irrigation, the dams for wildlife);
3. Replanting with native materials after a fire to reduce soil erosion and to restore existing plant communities (see Vegetation Map on file with the Department of Recreation and Parks); and
4. Locating development in the lower area, a. out of the more fire-prone chaparral areas, b. where it will be more easily supervised because the activity is concentrated, and c. to reduce damage to the natural ecosystems.

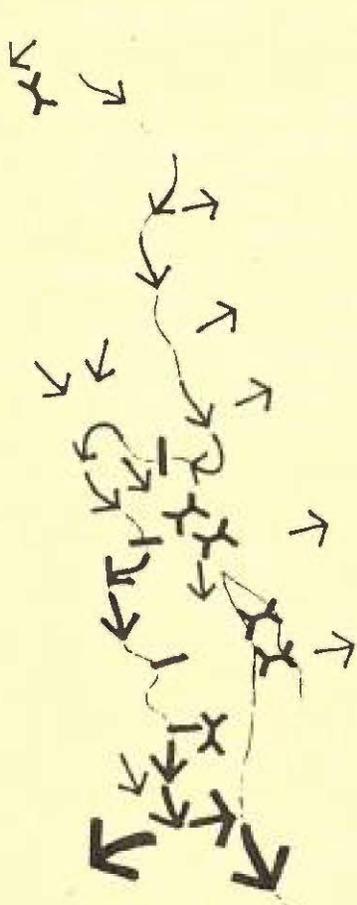
These strategies are interdependent. The plan must be implemented in stages as shown conceptually on the next page in order to overcome the problems of past neglect that have resulted in serious erosion gullies, flooding, and an open storm channel along Runyon Canyon Road:

Key:

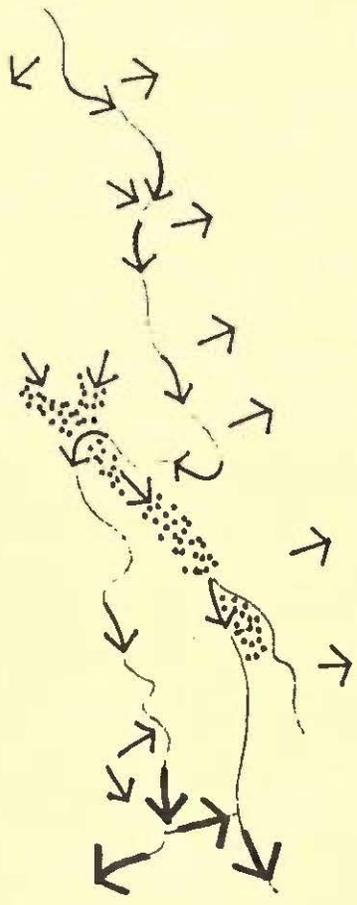
- ↙ waterflow
- ↘ diverted concentrated waterflow
- x gully erosion
- o guzzlers for wildlife
- ⊙ replanting for stabilization
- ⌵ check dams for retention ponds
- | downdrains
- springs



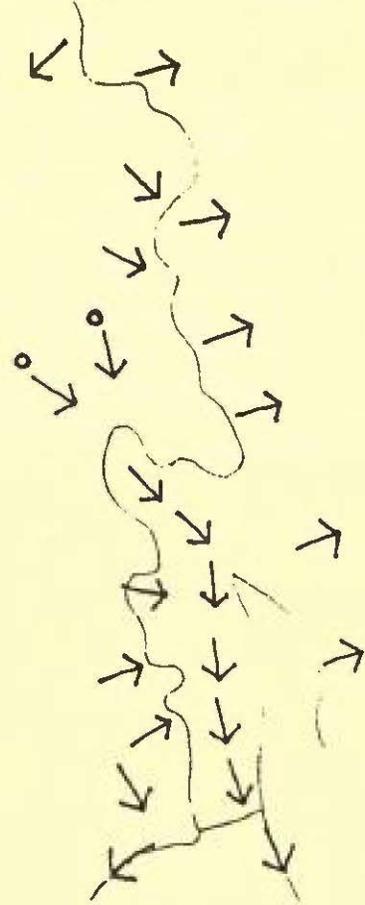
Conceptual Stages for Creating the Urban Wilderness



1988: Install down-drains to return 30% of water to original sub-watershed, build small check dams to control peak flows



1989: Replant riparian vegetation along restored valley, return 50% of water to original subwatershed, discontinue irrigation of first year plantings



1992: Return 90% of water to original sub-watershed, possibly restore springs

This is based on an Interim Maintenance Plan submitted in 1985

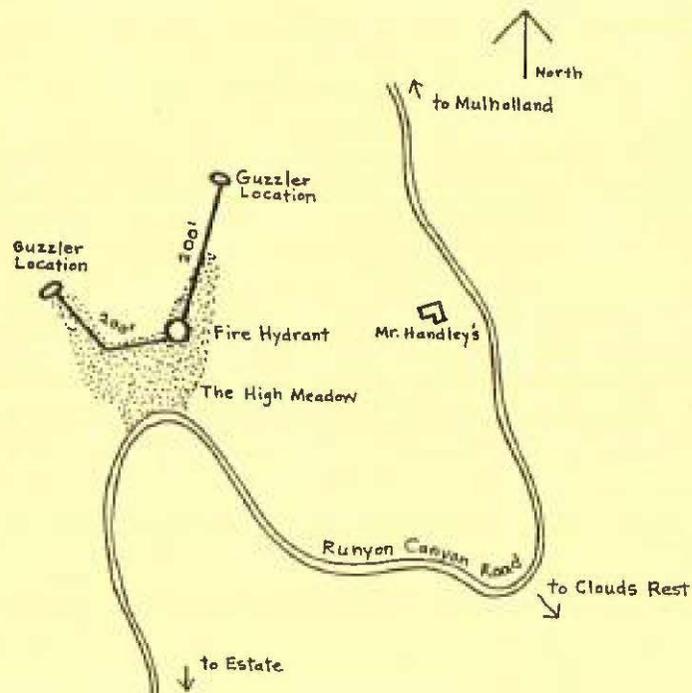
The Urban Wilderness land unit protects the site's natural ecology and is divided into four sub-units: High Meadow, Intermittent Stream, Chaparral, and Transition Chaparral.

HIGH MEADOW

The High Meadow is the main natural drainage way of the site. Because it contains water, the upper part of the Runyon Canyon Valley requires the most protection in order to preserve valuable wildlife habitat. Human use should be minimal - no trails or facilities should be built in this area.

Within the High Meadow, the native riparian ecology should be preserved and/or restored with plants that can provide food and habitat for the animals. Selected dead trees and underbrush should be maintained for wildlife habitat.

Small, year-round watering spots should be provided for the wildlife. Specifically, two one hundred gallon minimum capacity check dams or containers should be located up the valleys leading away from the Meadow. They should be outfitted with guzzlers to provide a constant source of water during the dry months. By tapping the existing water line at the fire hydrant and extending lines approximately two hundred feet up the valleys, minimum damage to the environment will be done and the water source will be well removed from the view of passersby on Runyon Canyon Road. One of the water sources should be fairly clear of vegetation; the other set into the vegetation to provide needed diversity for various species.



INTERMITTENT STREAM

The Intermittent Stream is the area across from the High Meadow and below Runyon Canyon Road through which the site's main drainage way continues. In contrast to the flat meadow, this area is extremely steep and naturally eroded to bedrock in several places, creating waterfalls in the rainy season. Since there is an intermittent stream in this area, it is valuable to wildlife. No trails or facilities should be built.

The native riparian ecology should be preserved and/or restored. Trees appropriate in this area include: willow (Salix spp.), California sycamore (Platanus racemosa), Fremont cottonwood (Populus fremontii), southern California black walnut (Juglans californica), bigleaf maple (Acer macrophyllum), Mexican blue elderberry (Sambucus caerulea mexicana), and Pacific wax myrtle (Myrica californica). Elderberry, willow, wax myrtle, and black walnut are attractive for wildlife. Some irrigation will be necessary in the first few summers to establish new planting.

A year round water supply for these plants is needed. This can be accomplished by a combination of techniques. The restoration of the natural drainage system, described in the Transition Chaparral section, will add water in this area. Small check dams should be placed in the drainage way in the Estate Area above the Cactus House (see Estate Area Map, page 19) to allow infiltration as well as control peak runoff. No check dams, however, should be built in the steep area just below the High Meadow.

CHAPARRAL

The Chaparral unit encompasses most of the site. It consists of steep, naturally vegetated slopes important for wildlife habitat. Those areas that adjoin other undeveloped or low density residential parcels are especially important because they provide a large habitat range. The Chaparral unit is a good example of the native southern California landscape. Because of its rarity in the urban environment, it should be left largely natural. Rugged trails should be maintained where they already exist.

Revegetation of the chaparral slopes should occur in several stages. The burned areas on the southwestern slopes are extremely vulnerable to erosion and should be stabilized immediately. The burns are currently seeded with rye grass, which should be replaced with California buckwheat (Eriogonum fasciculatum) and deerweed (Lotus scoparius). Both of these plants can be found on the site. Seed from the existing plants should be collected and used whenever possible.

Long term revegetation should include species from the coastal sage and chaparral plant communities. Twin Peaks coyote brush (Baccharis pilularis), California buckwheat, deerweed, toyon (Heteromeles arbutifolia), scrub oak (Quercus dumosa), laurel sumac (Rhus laurina), lemonadeberry (Rhus integrifolia), ceanothus (Ceanothus spp.), and black sage (Salvia mellifera) are all useful plants for slope stabilization and erosion control.

A temporary irrigation system, extended from the existing water line along Runyon Canyon Road, will be needed for the first three years. Since the southwestern chaparral slopes cover such a large area of the site, revegetation activity should concentrate on those areas that have not begun to reestablish naturally and that are adjacent to Runyon Canyon Road.

Invasive, non-native plants, such as castor bean (Ricinis communis), should be removed to encourage the reestablishment of native vegetation. A management plan should be developed to periodically thin selected chaparral areas to increase diversity for wildlife and to reduce fire hazard.

The chaparral areas should be maintained as open range so as not to disrupt deer or other large mammal movement. There should be as few fences erected in the park as possible. Fences should be built only where needed for specified park uses.

We recommend the property located north of Wattles Gardens and south of Solar Drive, known as Swallowtail Ridge, be purchased outright or a viewshed easement acquired to prevent its development (see Land Units Map, Purchase B, page 5). If this area were developed, it would disrupt the natural vegetation that encloses the canyon, speed erosion, and destroy an important wildlife area, as well as the natural view.

TRANSITION CHAPARRAL

Most of the Transition Chaparral unit adjoins the old Estate Area and is below Runyon Canyon Road. The steepness of these slopes precludes development. These areas have suffered from neglect for over twenty years, especially below Runyon Canyon Road, which has been badly eroded with deep gullies that require immediate slope stabilization and revegetation. The existing vegetation is chaparral intermixed with exotics.

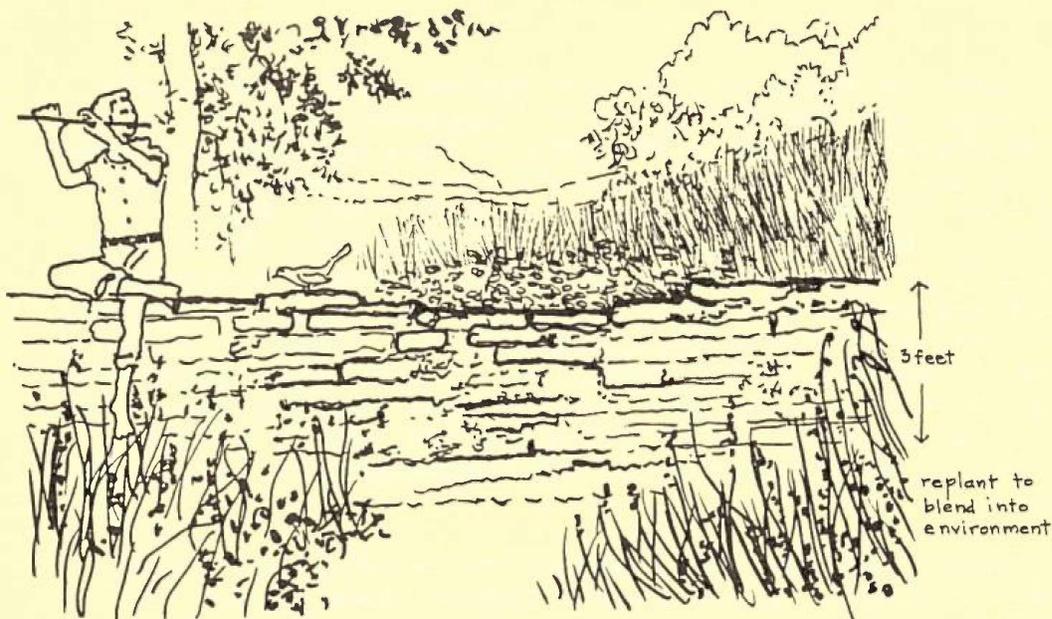
In the long term, water in Runyon Canyon should be returned to its natural subwatershed, instead of diverting it down Runyon Canyon Road. The edge of Runyon Canyon Road in areas where gully erosion is occurring needs to be bermed. The berms should be removed after the slopes have stabilized and other improvements listed below have been completed.

The deep gullies should be filled with on-site rubble and other fill material. They should be stabilized with retaining

walls of vertical poles driven to refusal and crosspiece poles or reinforced chainlink fencing. These slopes should then be backfilled, topped with six inches of high quality topsoil and revegetated with native plants such as laurel sumac, Twin Peaks coyote brush, and golden acacia (*Acacia latifolia*) for deep root stability, and California buckwheat and deerweed for quick cover. In addition, native oak, sycamore, and walnut should be used in areas appropriate for tree replacement.

The revegetated areas should be irrigated for the first three growing seasons to establish the plants. Invasive non-natives should be removed but healthy exotic specimen plants should be retained.

After vegetation has been reestablished, the downdrains along the road should be reconstructed with outlets extending well down the slopes to avoid additional erosion and slope destabilization. As an interpretive feature, one of these downdrains should be painted lavender to draw attention to the way in which the natural waterway has been modified in this urban context. Rock should be used at the mouth of each downdrain to create an energy dissipator and replanted to blend into the landscape. After revegetation is complete and downdrains installed, the asphalt berms can be removed along Runyon Canyon Road.



In the north end of the Estate Area, north of the Cactus House, small check dams can be built to slow the flow of peak floods and maintain wet areas year round. The dams should be built of stone, no more than three feet tall and thirty feet across. They should blend into the surrounding environment and not be obtrusive.

TRAILS

Trails facilitate user access throughout the canyon. They should be maintained or developed consistent with the area in which they occur and with their intended use. The Trails land unit is divided into four sub-units: Rugged Trails, Shangri La Trails (see Estate Area), Main Service Roads, and Emergency Service Roads. To minimize the impact on the natural areas, no new trails are proposed outside of the Estate Area.

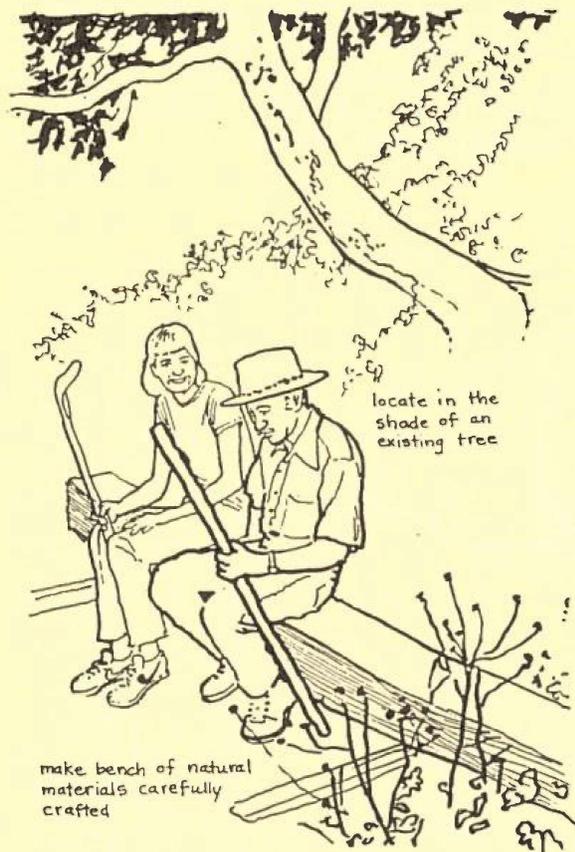
RUGGED TRAILS

Rugged Trails presently exist along the ridges and in the northern part of the park. Even though many are rough, these trails can be used as they are, and should be improved only to prevent erosion. Erosion control repairs are needed for the trails off Desmond Estates Road, the trail from Indian Rock to the power easement road, and the trail just north of Inspiration Point.

MAIN SERVICE ROADS

The Main Service Roads are Runyon Canyon Road, the Estate Area road leading from Fuller Street to Inspiration Point, and the connecting driveway between the Estate Area and Runyon Canyon Road at Vista Place. These roads should be all weather roads, approximately ten to twenty feet wide (as existing), and maintained for use by park maintenance and emergency vehicles. Due to the site's fragile ecology, its geology and its erosion problems, existing roads should be used instead of building new ones. These roads need slope stabilization and drainage repairs so that emergency access is not impaired. These roads should not be widened in areas of slopes over ten percent because the soils become unstable when disturbed and because the use of concrete slope stabilization structures would be inappropriate in an urban wilderness park.

Any work should be done in a manner to blend in with the surrounding environment. Since Runyon Canyon Road serves not only as the major service road, but also as the main hiking trail, shade trees should be planted with log benches placed beneath at half a dozen locations along the road, from the Estate Area up to Cloud's Rest. The benches could be made by volunteer groups from materials found on the site. Each should be of natural materials, carefully crafted in the rough and situated to provide shade in the hot months.



EMERGENCY SERVICE ROADS

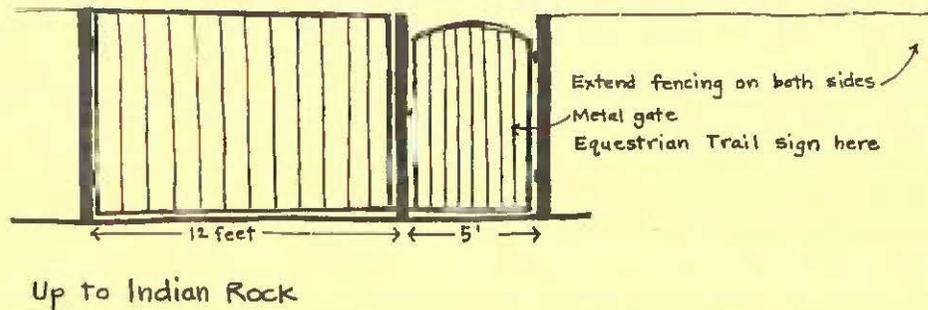
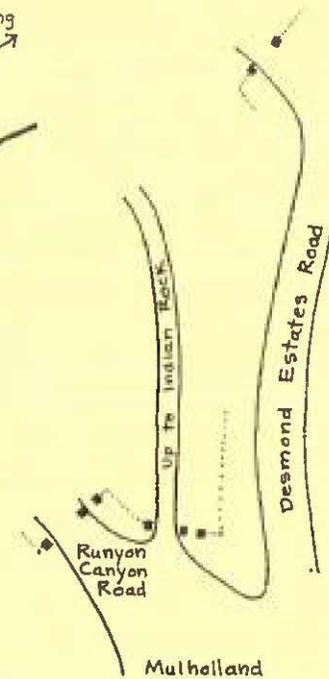
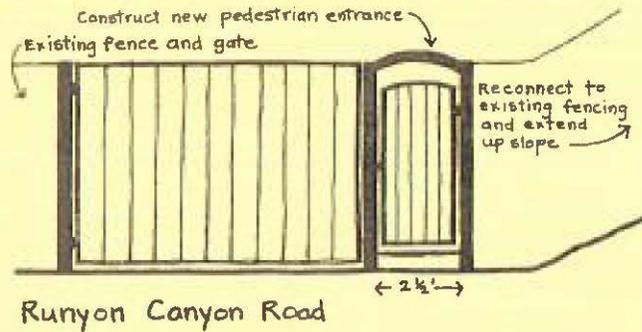
Emergency Service Roads should be maintained up to Indian Rock from Mulholland, and under the power lines off Solar Drive, for use by park maintenance and emergency vehicles only. These should be unpaved, all weather roads, as they are now. Over time, they may require slope stabilization and drainage repairs so that emergency access is not impaired. Any work should be done to satisfy the standards of the appropriate agency but should blend into the environment so as not to disrupt the natural systems nor compromise the site's natural quality.

ENTRANCES NEAR MULHOLLAND

At the north end of the park, there are three entrances: where Runyon Canyon Road joins Mulholland, the road up to Indian Rock and the Desmond Estates entry. This entire area needs to be secured to prevent all entry except residents, pedestrians,

equestrians and service vehicles during the day, and to close the park to all public users after hours.

Where Runyon Canyon Road joins Mulholland, the existing gate should remain to provide emergency and service vehicle access and an entryway for the two residences. A two-and-a-half foot wide pedestrian-only entry should be created to the west of the existing automobile gate. There should be a bar at the bottom to discourage motorcycle entry and a small sign that says,



"Pedestrians Only." There should be a wooden sign archway as at the Fuller entrance that says, "Runyon Canyon Park." The pedestrian gate should be plain to match the existing vertical bar gate. Simple painted chain link fence should secure the area connecting to the existing fence and extending westward well up the slope. The maintenance and control of this gate should become the responsibility of the Department of Recreation and Parks.

At the road up to Indian Rock, a service gate of the same style as at the Runyon Canyon Road entry should be installed. To the north of this should be a five foot wide gate for equestrian entry only. There should be a sign that says, "Equestrians Only." Painted chain link fencing should extend into the slope to prevent illegal entry.

At the Desmond Estates Road entry, a four foot wide pedestrian gate should be installed. Again, a wooden Runyon Canyon Park sign should be included to create an archway and a bar installed to discourage motorcycle entry.

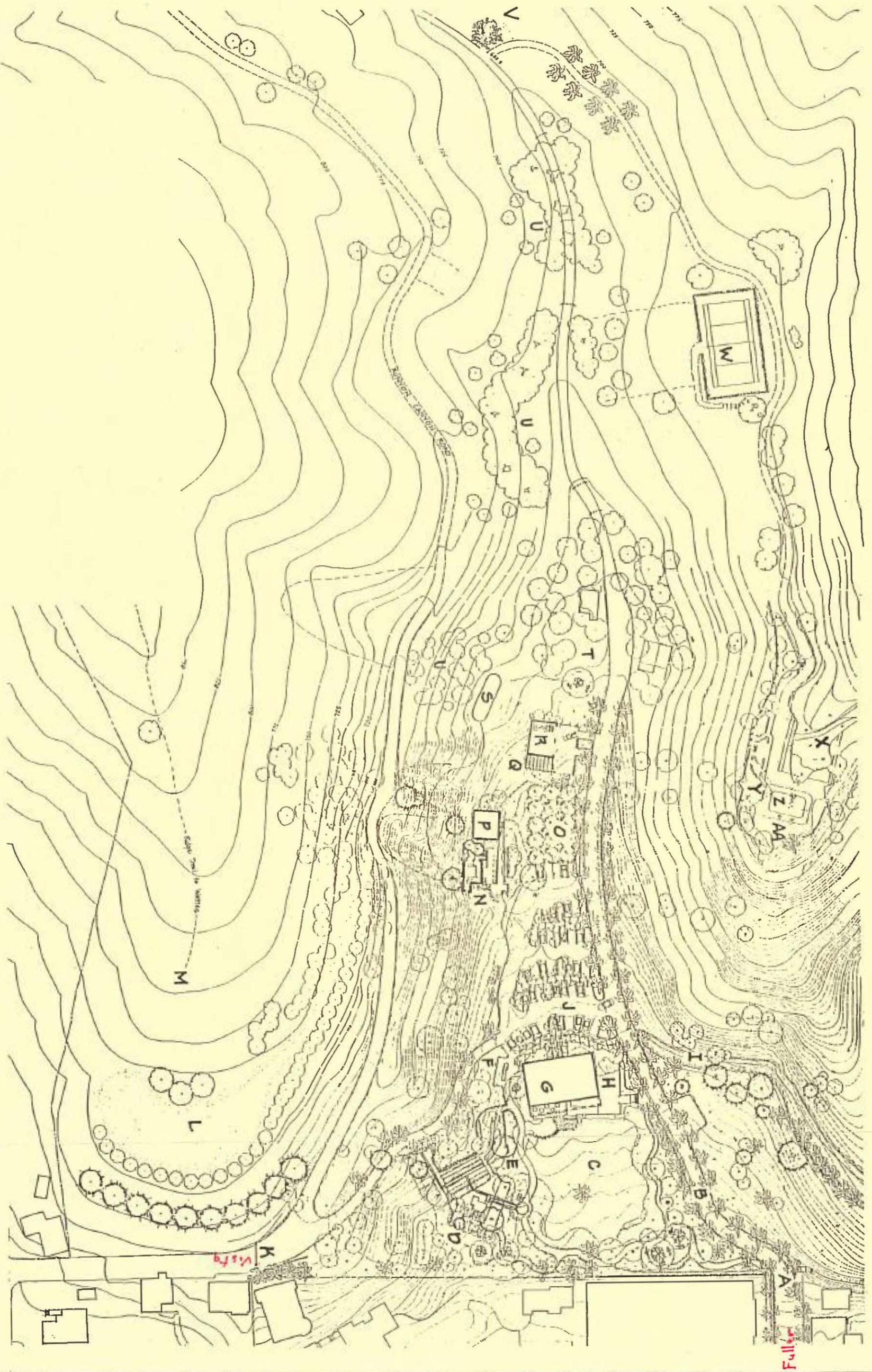
All of these gates should be of the same design style to give visual unity to the upper end of the park. Each should be approximately eight feet tall and easily locked to prevent park entry after hours.

No parking off Mulholland Drive should be developed. When the park has opened, the impact of this policy will be assessed to determine if parking is needed. Access off Mulholland will be limited to pedestrians and vehicles for canyon residents, maintenance and emergency vehicles.

At the Mulholland entryway, there is an area, previously graded, paralleling Desmond Estates Road. If it is needed in the future, parking could be developed for twenty cars, with planting generously interspersed. In anticipation of this area possibly being used in the future, a ten foot vegetation strip should be planted along Desmond Estates Road. Plants should consist of natives, providing a visual buffer that will mature to eye level.

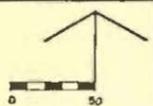
KEY

- A THE FULLER ENTRANCE
- B PALM TREE ALLEE
- C GRASS LAWN
- D BOTANICAL ART GARDEN
- E OUTDOOR CLASSROOM
- F BICYCLE PARKING
- G RANGER STATION
- H OLD MANSION FOUNDATION
- I SCALLOPED WALK
- J PARKING
- K VISTA GATE
- L DOG OFF LEASH AREA
- M TRAIL TO WATTLES
- N PLAY AREA
- O ORCHARD
- P CARETAKER'S COTTAGE
- Q GREENHOUSE
- R GARAGE : MAINTENANCE YARD
- S CISTERN
- T SYCAMORE GROVE
- U WALNUT GROVE
- V CACTUS HOUSE
- W TENNIS COURT
- X TRAIL TO CLOUD'S REST
- Y POOL HOUSE RUINS
- Z REFLECTING POOL
- AA INSPIRATION POINT



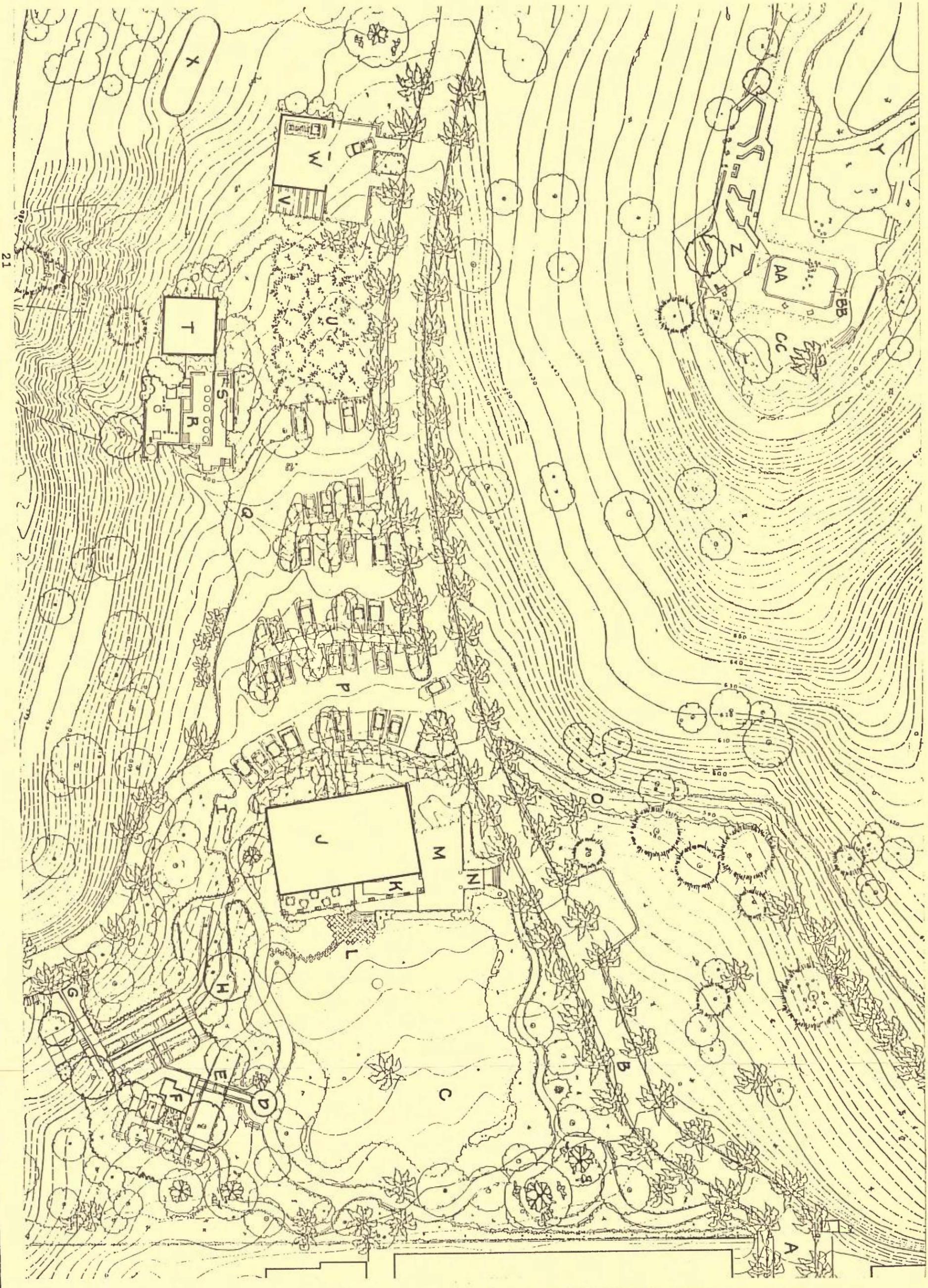
CITY OF LOS ANGELES, DEPARTMENT OF RECREATION AND PARKS, 200 NORTH MAIN STREET, ROOM 1280, LOS ANGELES, CALIFORNIA, 9001

RUNYON CANYON - ESTATE AREA MASTER PLAN



KEY

- A THE FULLER ENTRANCE
- B PALM TREE ALLEE
- C GRASS LAWN
- D REFLECTING POOL
- E WATER TRELLIS
- F PUMP & STORAGE BUILDING
- G WATER SOURCE
- H OUTDOOR CLASSROOM
- I BICYCLE PARKING
- J RANGER STATION
- K ARCADE
- L TERRACE
- M OLD MANSION FOUNDATION
- N GREEK COLUMNS
- O SCALLOPED WALK
- P PARKING
- Q BUS PARKING
- R PLAY AREA
- S PARENT SEATING AREA
- T CARETAKER'S COTTAGE
- U ORCHARD
- V GREENHOUSE
- W GARAGE & MAINTENANCE YARD
- X CISTERN
- Y TRAIL TO CLOUD'S REST
- Z POOL HOUSE RUINS
- AA REFLECTING POOL
- BB ERROL FLYNN SCULPTURE
- CC INSPIRATION POINT



CITY OF LOS ANGELES, DEPARTMENT OF RECREATION AND PARKS, 200 NORTH MAIN STREET, ROOM 1290, LOS ANGELES, CALIFORNIA, 90012

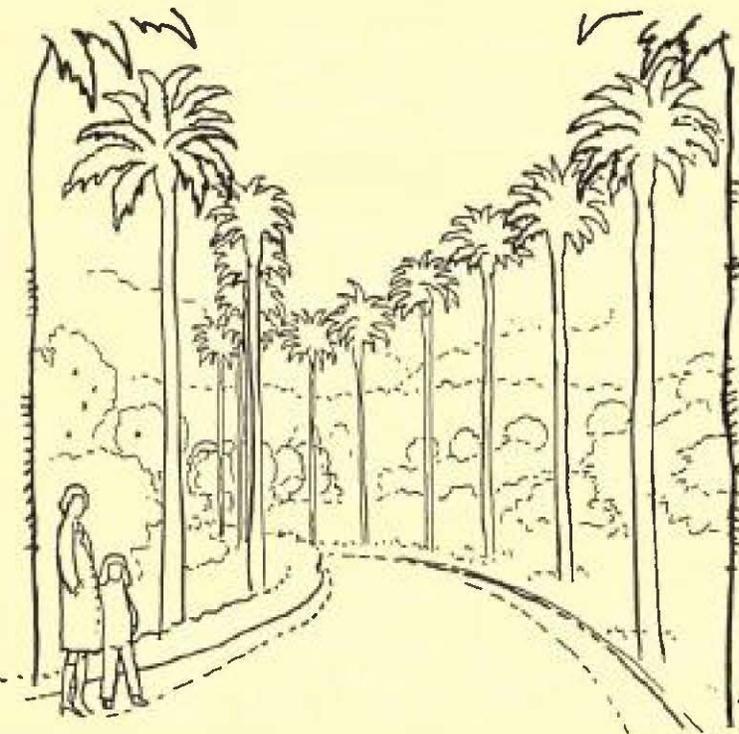
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RUNYON CANYON - ESTATE AREA MASTER PLAN

ESTATE AREA

The Estate Area is the lower part of the canyon which is relatively flat. It was altered by previous owners, who built a grand estate and a delightful garden showplace. It is the logical site both historically and ecologically for new facilities (see Use Potential Map, on file with the Department of Recreation and Parks). The proposed development for this area is discussed as though the reader were entering the park from Fuller and walking through the Estate Area to Inspiration Point (see Master Plans of the Estate Area, pages 19 and 21).

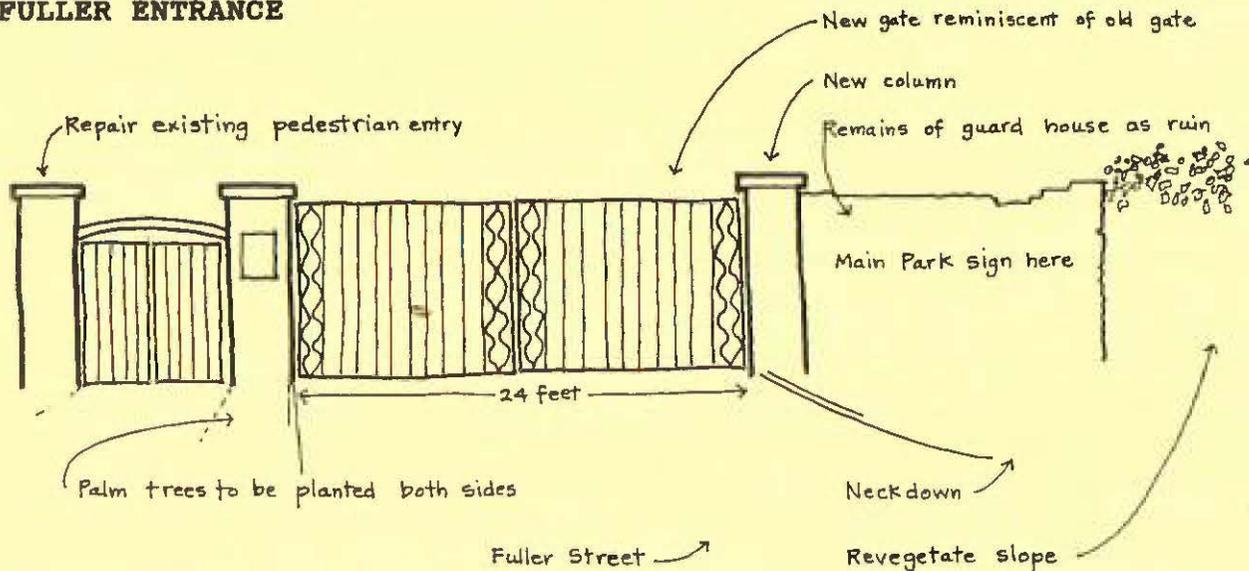
PALM ALLEE



The allee restores the elegance of the entrance to the old estate and gives the introductory contrast of urbane and wild at its sycamore terminus.

The Runyon Canyon visitor will arrive through an allee of palms lining Fuller Avenue, starting at Hollywood Boulevard and continuing into the park. The palms should be the same species as presently exists along this entrance road. Along Fuller the trees should be spaced twenty feet apart to provide a dense allee. Inside the park the trees should be spaced ten feet apart. Unlike the traditional terminus of an allee, the palms would end in a native sycamore grove, to express the juxtaposition of wilderness in the city. A mature sculptural sycamore presently exists. Twenty-four large sycamores, approximately eight inch caliper, should be planted to form a dense circle one hundred and seventy-five feet in diameter.

FULLER ENTRANCE



Fuller Avenue should be the public vehicular entry for Runyon Canyon. To meet fire department regulations the entrance must be widened and part of the old guard house removed. The road width at the gate should be approximately twenty-four feet to allow safe vehicular ingress and egress.

Approximately four feet of the guard house should be removed and a column placed on the east side of the roadway to reinforce the guard house walls and to which the gate will be attached. The gate should consist of two, twelve foot metal gates, eight feet tall, constructed of wrought iron and of a similar design to the old gate that was found on the site. The new column should be approximately the same height and material as the existing concrete column on the west side of the street into which "The Pines" sign has been designed, but the new column should be lavender colored concrete.

The remaining portion of the guard house should be stabilized, cleaned and restored as a ruin. It should be made clear that the guard house was partly removed to meet two-way traffic needs and fire standards. The primary park sign should be constructed using incised letters and attached to the guard house.

The pedestrian entryway should be repaired and reopened. The existing columns, gates and wooden archway should be used. Care should be taken to preserve the Pines sign. The entry archway over the pedestrian gate should be painted lavender to match the new column.

To prevent parking in front of the park's entrance, a neckdown should be built to connect the park road and Fuller Avenue. This provides a generous planting area for the palm tree allee in this location.

An agreement should be made with the adjacent property

owner to replant the vertical cut east of the entry gate in order to prevent slope failure.

An eight foot fence should extend west to the Hunt wall and well east of the gate to prevent illegal park entry. The chain link should be removed and replaced with metal fencing to match the gate in character and to enhance the formal quality of this entrance.

PEDESTRIAN ACCESS

The pedestrian entry at Fuller Avenue should remain at its present location, through the Pines entryway. The pedestrian gateway links immediately with the Shangri La Trails that meander through the Botanical Art Garden. This sequence separates the pedestrian from the automobile and provides a leisurely walk to the Ranger Station and the gardens. Trails in the lower Estate Area should be accessible to mobility-impaired persons.

Pedestrian-only entrances should remain to accommodate neighborhoods adjoining the canyon at existing access points. These entrances exist at Larmar, Solar and Astral but should not be advertized to protect neighborhood privacy.

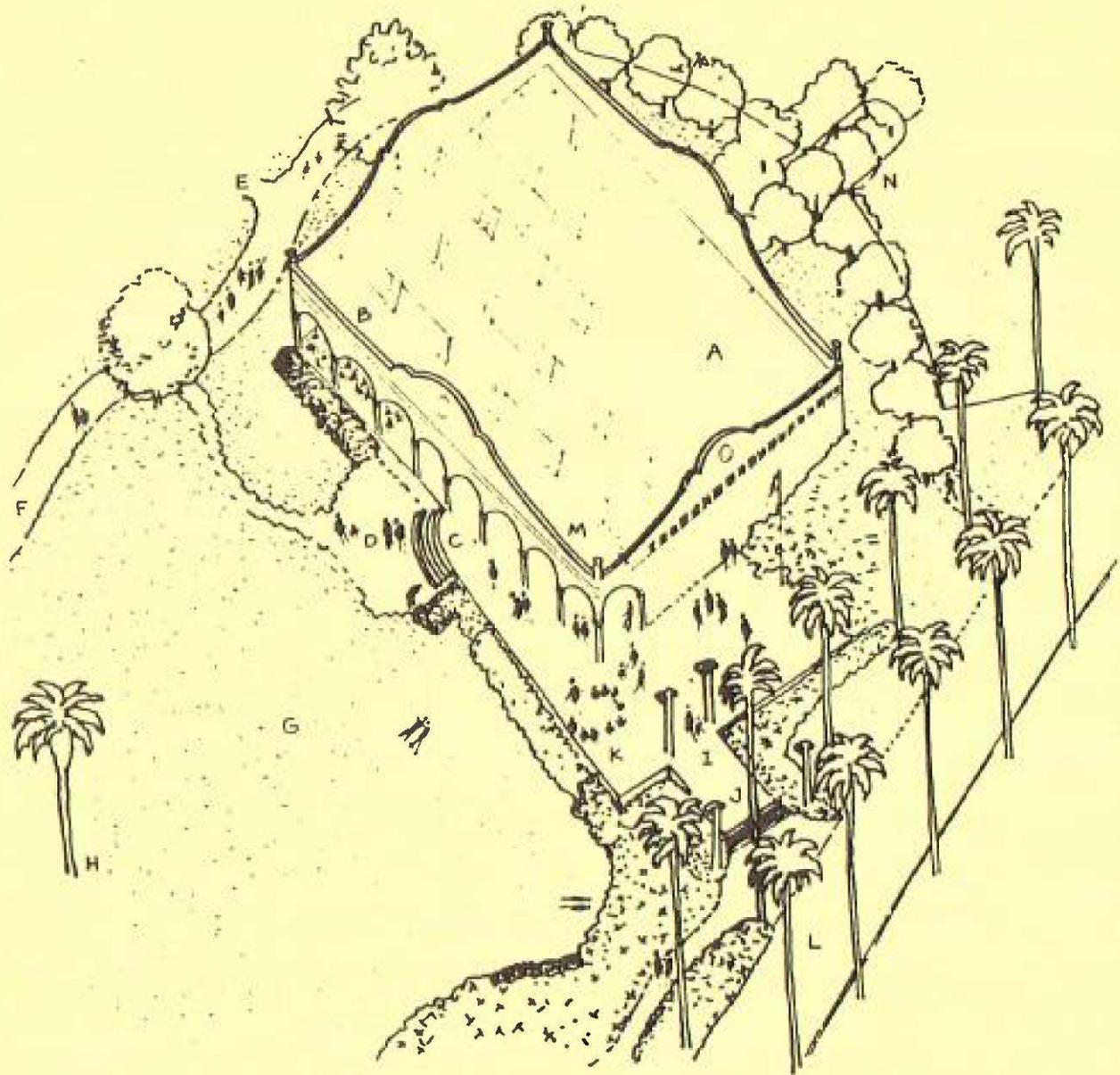
RANGER STATION/INTERPRETIVE CENTER

The key to the success of Runyon Canyon as a public open space is creating a legitimate presence in the park. Many residents, particularly senior citizens and families, are currently afraid to enter the canyon.

Several measures would facilitate making the park a safe place to be. A Ranger Station/Interpretive Center should be located close to the park's main entrance so that park users become immediately aware that illegitimate uses will not be tolerated.

A ranger/interpreter should be staffed and on-site full time when the park is open in order to become known to users. The ranger would coordinate interpretive walks and develop canyon activities, patrol the trails and enforce park rules.

To promote legitimate use of the park and to maintain the elegance of the original estate, the Ranger Station should be located at the site of the old mansion. By setting it at an angle just slightly off the old foundation, the new Ranger Station would play off the estate's original site plan and improve relationships with other uses. The building would recreate the site relationship, scale and mass of the old McCormack mansion while at the same time express today's public function and cultural landscape context.



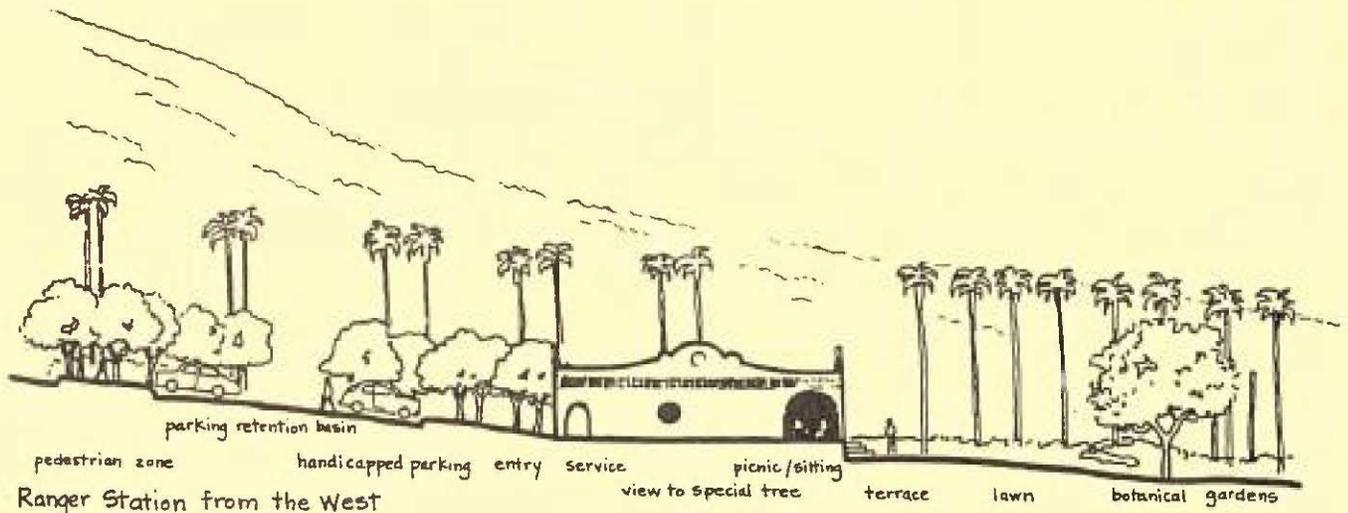
View from the Southeast

Key:

- A Ranger Station / Interpretive Center
- B Picnic Area
- C Entry up old mansion stairs
- D Terrace
- E to Outdoor Classroom
- F to Botanical Art Garden
- G Lawn

- H Existing tree
- I Greek columns
- J Old mansion steps
- K Old mansion foundation
- L Palm allee
- M Entry arcade
- N Parking entry

The Ranger Station should be built as a modern adobe, not an adobe reconstruction. The facade height should be approximately two stories to recreate the mansion's original scale. The building should be playfully elegant within a strong adobe rectangular simplicity, more formal than an adobe farmhouse but less formal than the mission style. When another architectural style better solves a problem, when a landscape process is better expressed in a detail that is not traditional adobe, those styles, details and solutions should be used.



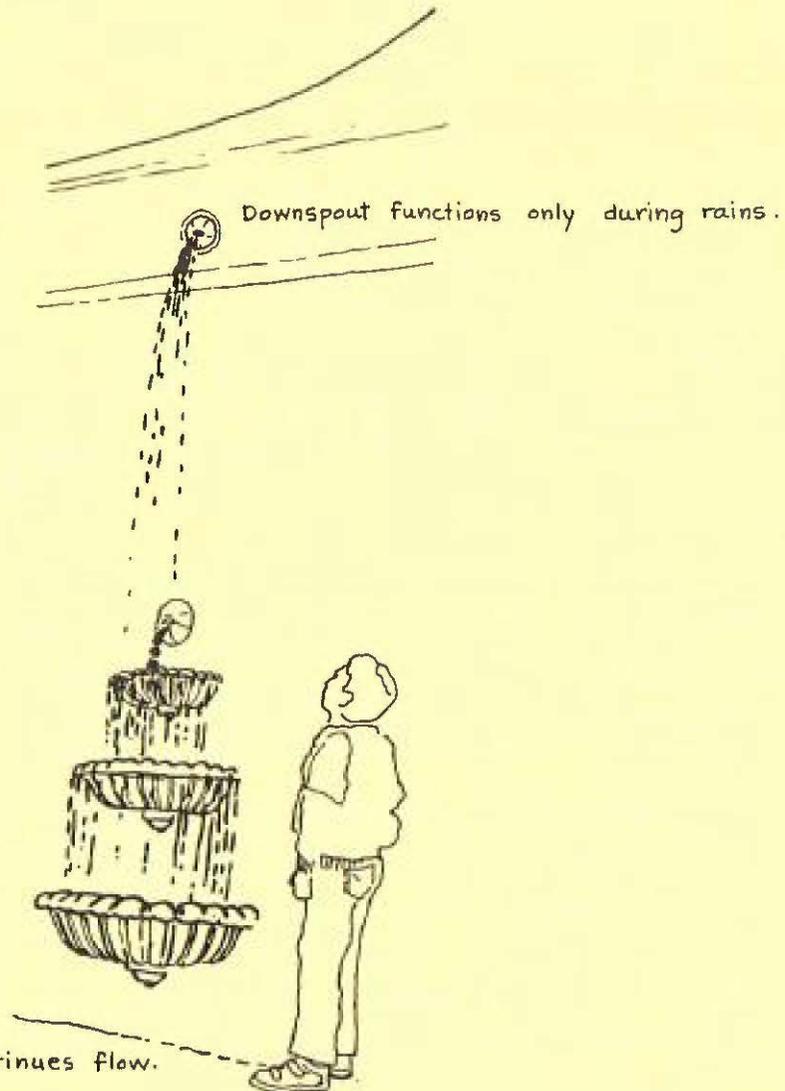
The Ranger Station should be designed to have three different public fronts. The east front faces the entry road; it should establish a presence. The south front overlooks the Grass Lawn; it should reestablish the sense of opulence and spaciousness from the McCormack era. The north front faces the Parking Area; it should provide easy access.

When entering the Ranger Station from the east side, the visitor would pass through a set of new columns representing the grandeur of the old mansion, and walk up the mansion's original stairs. Two additional columns should mark the visitor's passage onto the entry terrace, the mansion's original foundation. The terrace, one thousand square feet, could be used for outdoor exhibits or special events. A flag pole should be placed at the foundation's northern edge, amidst plants struggling to reclaim it.

The terrace seems to become a Spanish plaza as the visitor approaches a mission-style arcade. The arcade provides a covered entryway into the building. Its style should be reminiscently Moorish with its thin columns and open-air feeling. Along the arcade, there are floor-to-ceiling windows allowing views into

the building. On benches under the arcade, one can sit and chat or view the lawn and garden activity. At the west end of the arcade is the "tea and cucumber sandwich" picnic area (see ARCADE, page 33).

The visitor entering the Ranger Station from the south side would climb the set of existing sweeping stairs leading from the Grass Lawn. The stairs should join the building at an angle that will heighten the juxtaposition of the old and new.



After a long hike on Runyon Canyon Road, or after parking a car or bike, the visitor would enter the Ranger Station from the north. The entryway should be created by a canopy of flowering trees which draw nature inside the building. A water downspout should be designed for this facade so the water can be seen falling into a wall fountain in a water-conserving location, educating about water runoff in the urban wilderness. This entryway also provides easy access for the mobility-impaired.

Inside the Ranger Station there should be a reception and exhibit room where the natural and cultural history of the site would be on display. The Chumash Indians, McCormack, Hartford, Wright, Flynn, de Jonghe, Oliver and others greet you. The total interior space should be four thousand square feet, including a slide room, offices, restrooms, storage and a kitchen (see Runyon Canyon Report 4: Cutout Workbook 2 for details, on file with the Department of Recreation and Parks).

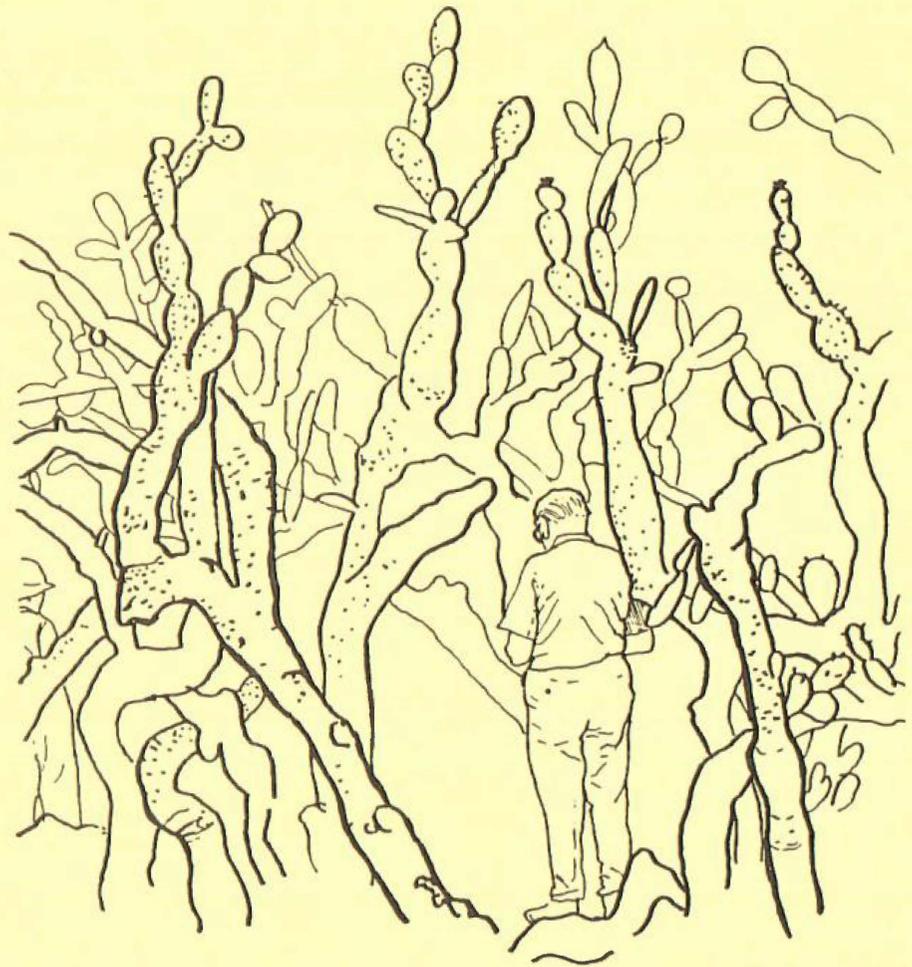
To heighten the dichotomous qualities of the site, it is important for the landscape to play an integral part in creating an ambiance in the Ranger Station. A strong inside-outside connection should be made, using the arcade, dramatic windows, plantings, water and other design features. A four foot circular window might pierce the west facade at viewing height for children and adults, a small seedling planted outside that window and a calendar kept on the wall inside which projects its growth.



The interpretation in the Ranger Station should focus on the natural and cultural landscapes of the site. The exhibits should be "hands on" so visitors can participate and have fun while learning. Interpretation should also be incorporated into the building's architecture, such as the water downdrain on the north facade.

The building should be serviced from the west side at the northwest corner, a location that will least be in conflict with pedestrian use. This location should provide staff easy access for maintenance and daily functions. The building's orientation easily allows for active and passive solar energy use on the roof. This situation should be utilized and thoroughly interpreted.

BOTANICAL ART GARDEN



The gardens, many Hollywood residents recall, were once the McCormack estate's main attraction. The Botanical Art Garden will be the major attraction for many, particularly those who can not hike into the natural gardens of Runyon Canyon.

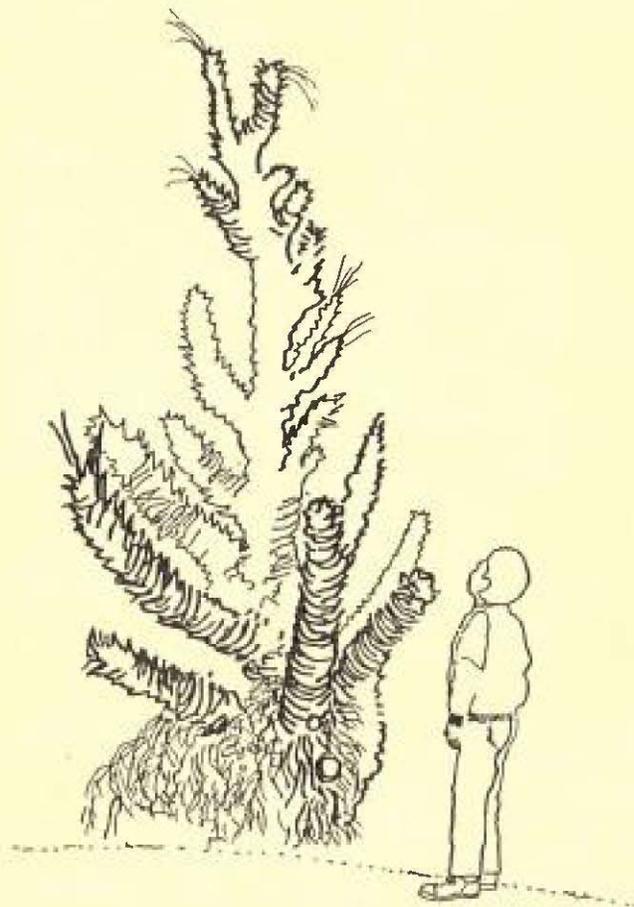
Throughout the Estate Area, the Botanical Art Garden should be developed using the spatial structure of the old gardens, maintaining the healthy specimen exotic plants as focal points in the garden, and creating additional compatible plantings and pathways. The edges of the Grass Lawn should flow into paths defined by shrubs that screen the roadway and other uses from the garden quiet. Blasts of color should be sprinkled in pockets around the lawn's perimeter, reaching a crescendo in the old garden's terraces. The gardens should continue up the valley along the spine of the palm allee to the sycamore grove, the Cactus House and beyond to the natural yet ephemeral gardens of the chaparral, the paradox of urban and wilderness gardens unfolding.

The gardens should feature the ruins and some of the overly

mature plants, such as the Cactus House, from the McCormack gardens that have become exquisite pieces of living sculpture. New plants should be integrated into the gardens which demonstrate the adaptations, uses and liabilities of native plants. Healthy trees, both natives and exotics, should be retained for structure and shade.

Food producing, fire retardant, and plants otherwise appropriate for the area could be introduced as well. Different areas of the estate should be used for different planting themes although natives should dominate the overall scheme. Demonstration gardens, such as those proposed by the Los Angeles County Urban Agriculture Development Corporation, would be appropriate in several locations (the Urban Agriculture proposal is on file with the Department of Recreation and Parks).

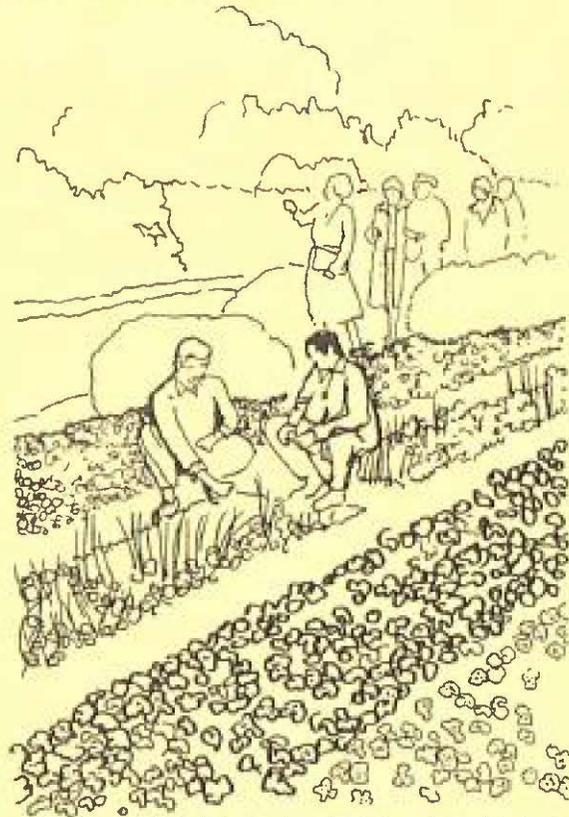
The main garden utilizes the remaining healthy and artful plants and the walls from the old planting beds and terraces south of the mansion. The Grass Lawn is the central element. The gardens situate along paths leading to the lawn from the Fuller and Vista entrances, from the Ranger Station and from the parking area.



Remove other dead vegetation so spectacular plant sculptures like the bush palm can be viewed as pieces of art.

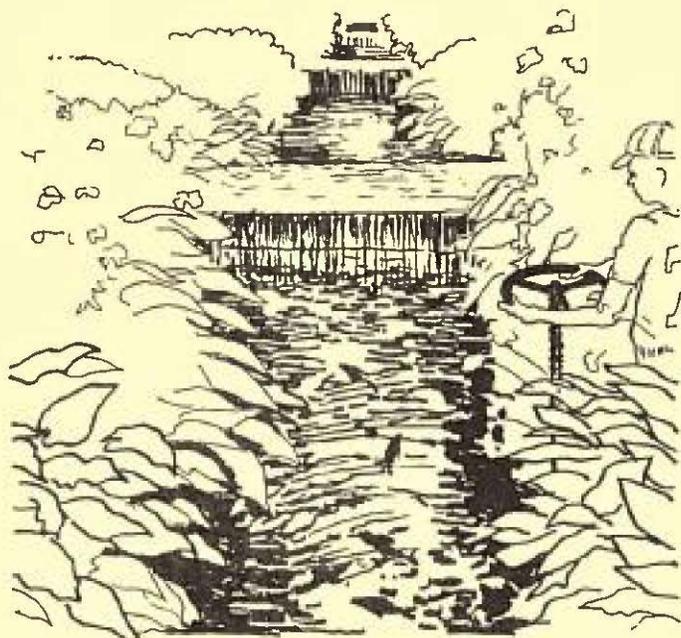
Along the paths are plant art works; an exotic specimen tree well matured from the McCormack era or a dead palm with limbs still reaching out for sun, textured like a fine Van Gogh. Several of these dead plants, the bush palm and the tall palm poles, should be kept and featured as art by removing other distracting plants so they can be seen in the round. The palm poles should be painted, one lavender and one teal.

The focal point of the main garden is the terraced beds on the west slope. Still intact although seriously overgrown and littered, these terraced walls, once repaired, will show the opulent extent of the estate. Rather than restoring in duplicate the old gardens, however, the old site structure should be put to new use. The terraced beds should feature artfully displayed natives and drought tolerant beauties that introduce the flora of the Santa Monica Mountains. Within the framework of this overall design, some of these beds should be turned over to volunteer groups who plant and maintain certain areas.

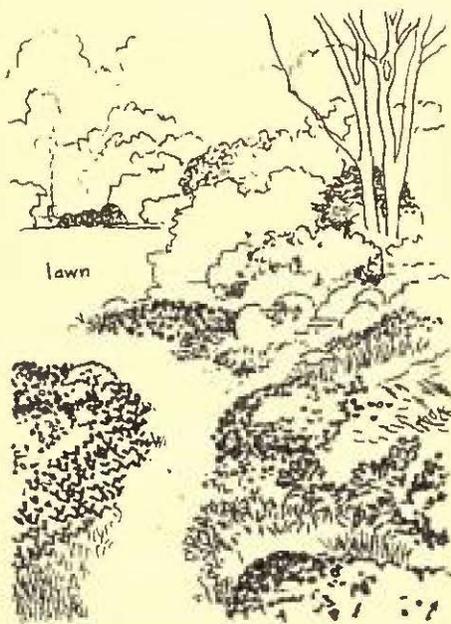


Designate certain beds to be planted and maintained by volunteer groups

A moorish-style water feature should be developed in the old garden area to unify the entire hillside from rugged chaparral to manicured lawn in a short, two hundred foot run. Sparing and subtle use of water is the key. The water should begin as a small trickle, flowing down narrow channels along the old terraced walk and end in a shallow reflecting pool at the edge of the Grass Lawn. The water canal should be a hidden treasure, maximizing the visitor's exposure to water, yet using little of it in this otherwise consuming landscape.

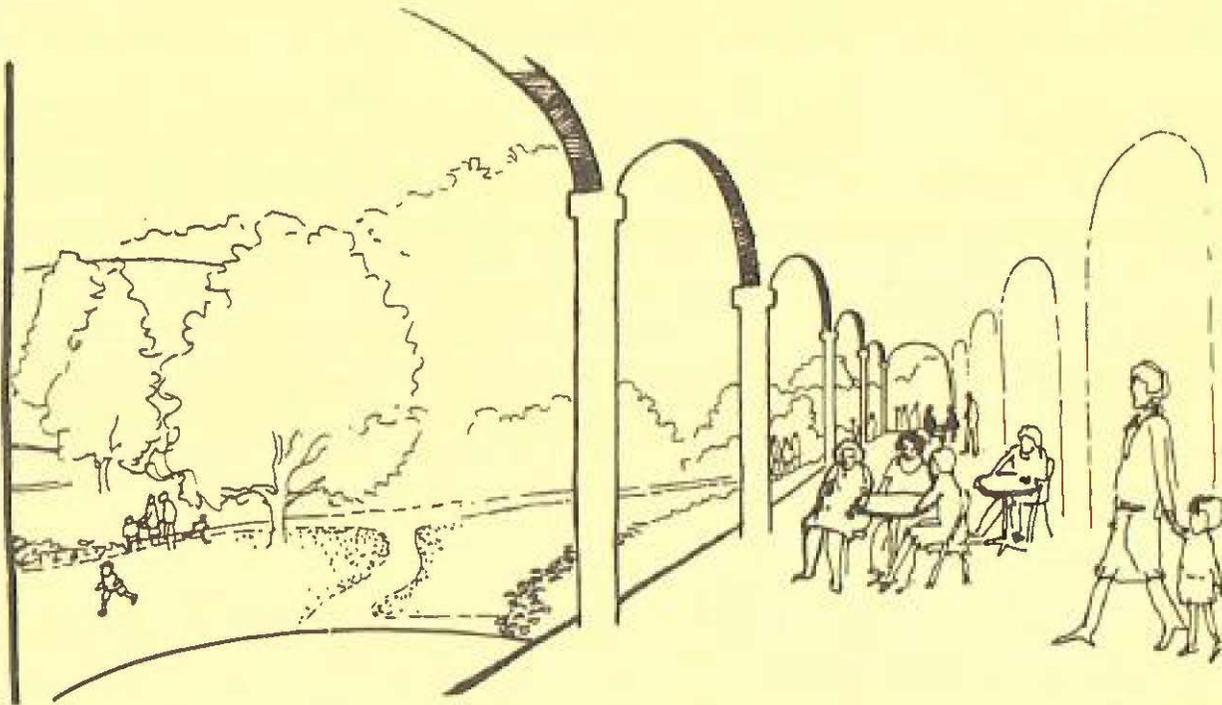


The waterway should invite participation. In reference to California's statewide water interdependence, several screws should allow children of all ages to slow or transfer the flow. A water trellis should encourage the visitor to create sheets of dripping water, a rainbow or a room of water walls. In some pools, goldfish should tantalize the visitor. The existing building, where legend has it McCormack recorded opera, should be renovated and used as the pump house and garden storage.



Demonstration beds can show how natives can be used decoratively and without much water in the home garden.

ARCADE



The Arcade extends along the south side of the Ranger Station. It provides a small gathering place for refined picnicking. Small wrought iron tables and chairs are provided at the west end beyond the entrance into the Ranger Station. Tables and chairs should be stored inside at night. This is the urbane "tea and cucumber sandwich" picnic area in the wilderness. It should give one the sense of elegance of past mansion parties. We expect this area to be a favorite sitting place for older citizens and a good place for mixing.

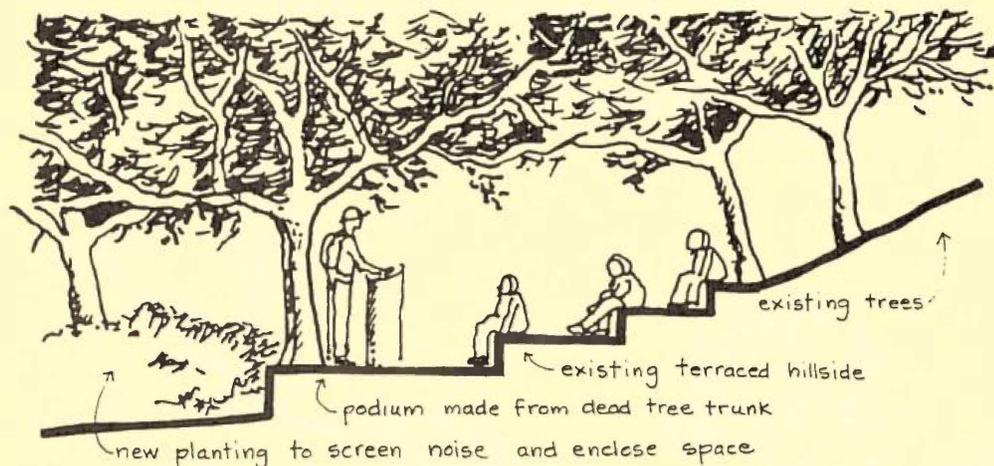
GRASS LAWN

A Grass Lawn should be reestablished where the old lawn once was for blanket picnicking and other passive recreation uses. Barbequeing will not be permitted. To create a spillover space for large groups, tiles, spaced to let grass grow between, should be installed at the foot of the Ranger Station stairs.

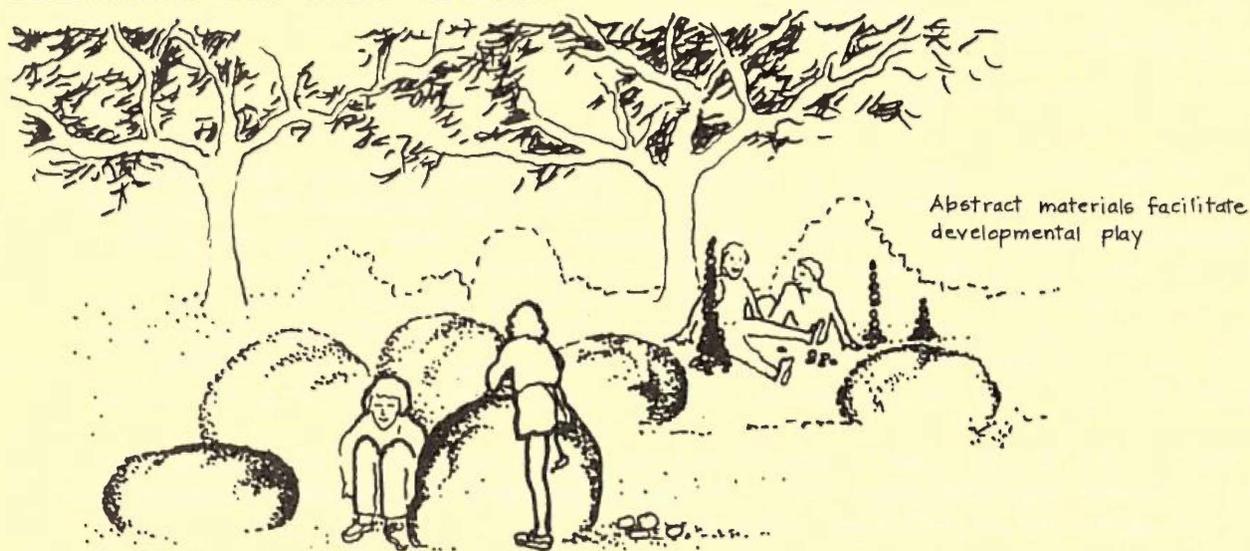
Care must be taken not to provide picnic facilities other than the Arcade, Grass Lawn and primitive picnicking. The latter would entail packing in food and packing out trash from the chaparral areas. These picnic solutions were developed to distinguish the canyon and enhance the urbane wilderness concept.

OUTDOOR CLASSROOM

The Outdoor Classroom fits into the existing terraced hillside. It should seat between 25 and 30 children. Existing trees should be retained to provide shade. The lowest wall should be rebuilt to include a stage area as shown on the plan. The classroom will be used for either rangers or teachers to orient the group or class before going on a walk.



PLAYGROUND FOR YOUNG CHILDREN



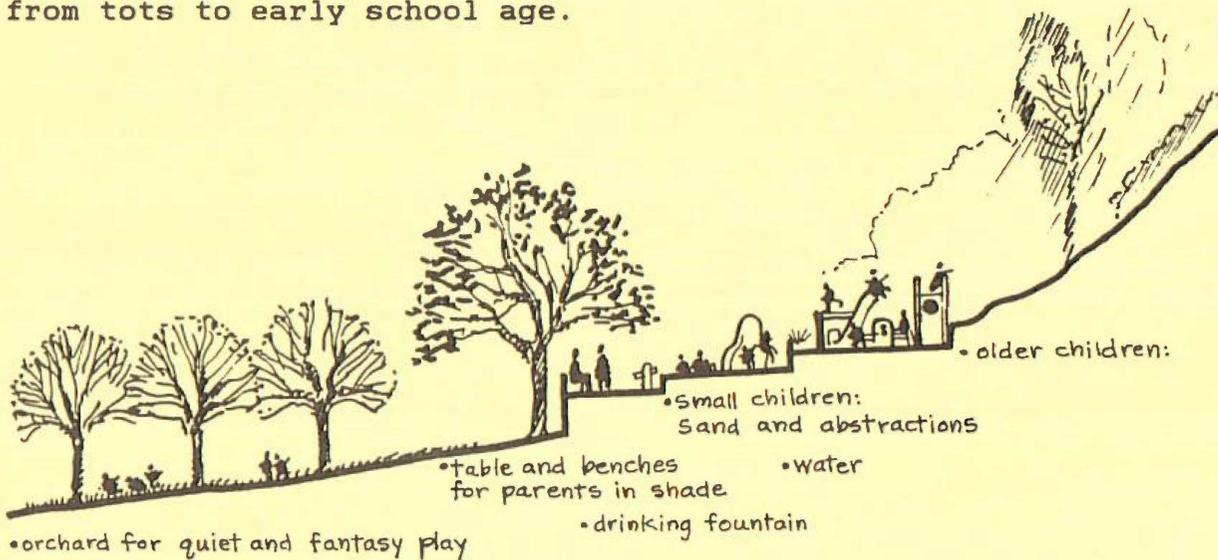
Natural materials enhance environmental awareness and fit this site. Although not consistent with the department's standards for play equipment, a design can be done that is safe and functional for this unique park.

Runyon Canyon Park provides a wonderland for children, a rare opportunity for city youngsters to make a fort or simply learn about nature first-hand. However, small tots and children

through the fourth grade require a more supervised and controlled Play Area. This facility, located at the foundation ruins of the old caretaker house, is near the Ranger Station with easy access to the main pedestrian way.

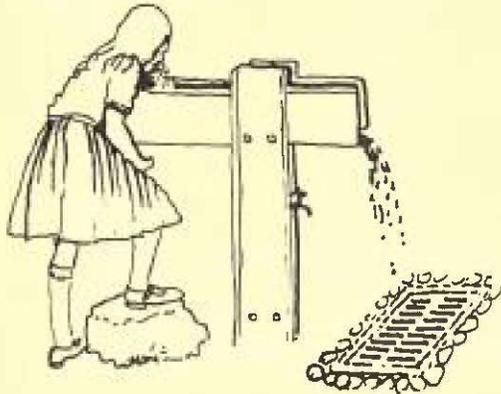
The major considerations in developing the Play Area are the following:

1. It should encourage developmental play, particularly social and motor skills, socialization, fantasy and environmental manipulation and awareness.
2. It should provide activities appropriate for a range of ages from tots to early school age.



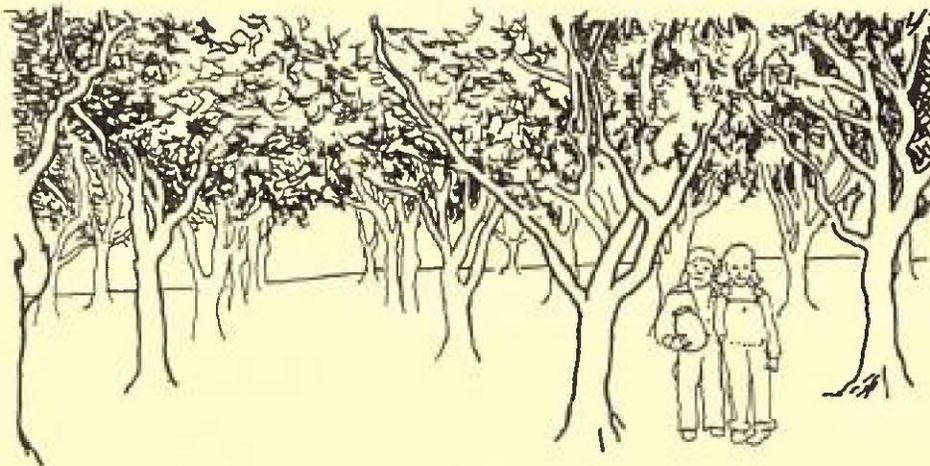
3. The materials should be natural or borrowed from the natural environment. A shaded Orchard for quiet play should be provided to enhance fantasy and creative nature play (see Orchard, page 37). A sand and water area should be provided for manipulation and construction. The water need only be a spigot close to the sand. There should be a variety of climbing materials for gross motor development such as rocks and the grade changes of the foundation of the guest house ruin to give children a safe view.
4. The Play Area itself needs to be approximately two thousand five hundred square feet with a fence around the lower foundation area to provide a defined play space.
5. There should be numerous places for parents to sit in the shade, observe, chat or be alone at various distances from the play settings. Several sunny sitting areas should also be provided.
6. There should be pathways for easy access to the Ranger Station restroom and parking areas for parents and/or small children.

7. A drinking fountain, similar to the Department's IGOR detail, should be provided at the Play Area and several in the gardens around the Ranger Station. These fountains should be designed to not only provide a drink but also teach children where the water goes.



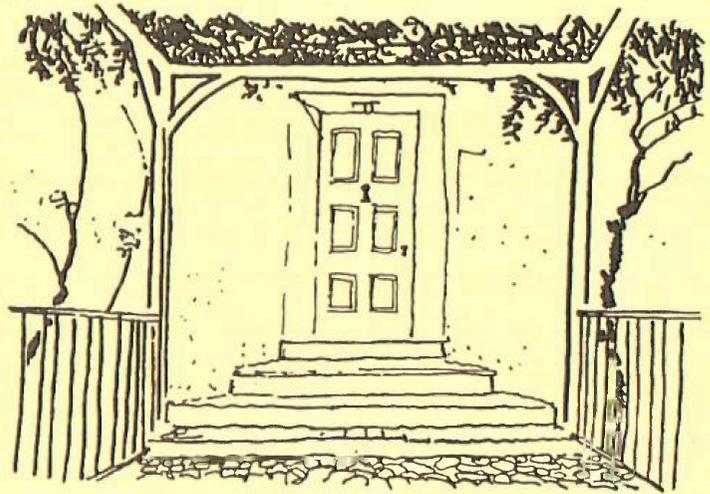
8. Although parents will most likely supervise small children, the Play Area should be located in the developed area of the park and not in the chaparral where some animals create a hazard.

ORCHARD



The Orchard should function primarily as a place for children, to enhance fantasy and nature play. It should be planted between the Play Area and the Greenhouse. It should include twenty fruit trees and be sixty by one hundred feet. The Orchard also provides an opportunity in which to pause and reflect in a shaded, ordered and timeless landscape.

CARETAKER'S COTTAGE



A Caretaker's Cottage should be provided to allow for twenty-four hour surveillance of the park. It should be private and give that appearance to the park visitor. It should be located at the site of the old guest house, just behind the mansion, to maintain historic spatial relationships. More importantly, the location facilitates surveillance of the park's main entrance, the Ranger Station, and the Maintenance Facility at night.

The Caretaker's Cottage should be compatible with the design of the Ranger Station. It should be approximately eight hundred square feet. It should have a private outdoor sitting space of approximately two hundred square feet at the north end of the house. The Play Area should be separated from the house by a planted area to protect the caretaker's privacy. The caretaker should also have four hundred square feet of private parking space.

This building and the Maintenance Facility should be modern adobe to be consistent with the Ranger Station.

MAINTENANCE FACILITIES

The Maintenance Facilities should be located near where the old service building once stood. It should be readily accessible to the Ranger Station and Caretaker's Cottage. It should be as unobtrusive as possible with screening where necessary. It should be laid out to facilitate the day-to-day operations of the park.

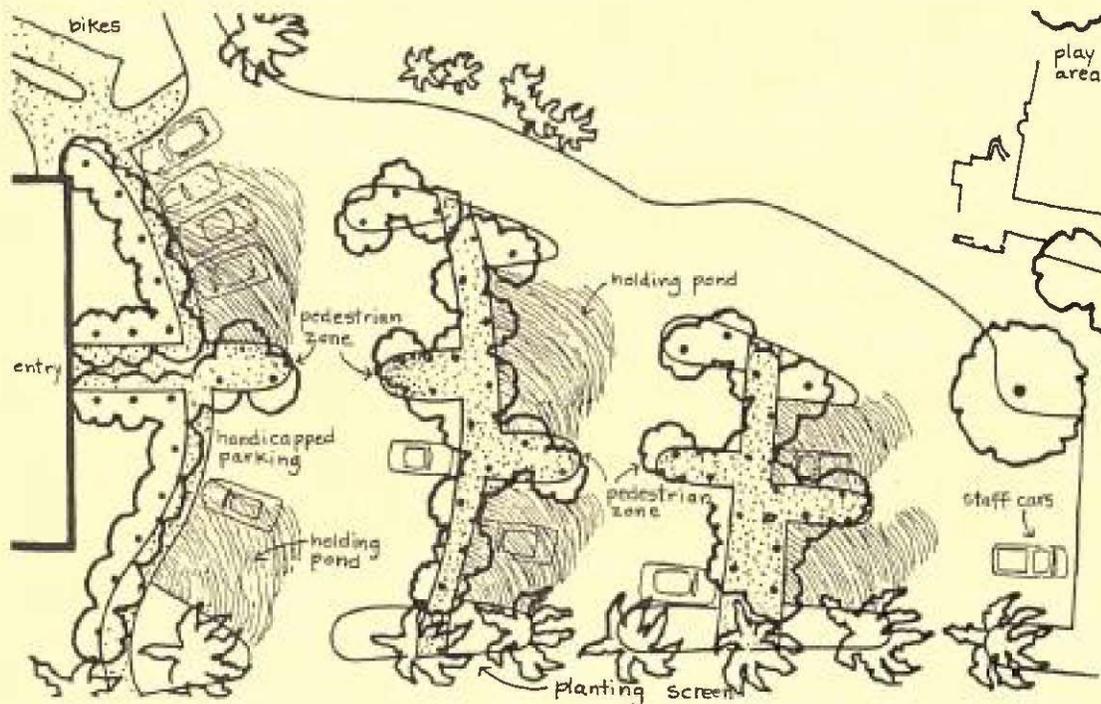
The Maintenance Facilities should be compatible with the design of the Ranger Station and Caretaker's Cottage. The drive-through service yard should be four hundred square feet. An

outdoor storage space (two hundred square feet) is needed as well as garage (five hundred square feet) and tool storage (two hundred square feet). A greenhouse (approximately six hundred square feet) should be located adjacent to the maintenance building to provide plants for the gardens and the rest of the canyon as well as demonstrate ecological planting principles for children.

The cistern behind the facility should be restored to hold water. It should be covered to prevent accidents. Water should be collected in it during the winter and stored there for use in the summer.

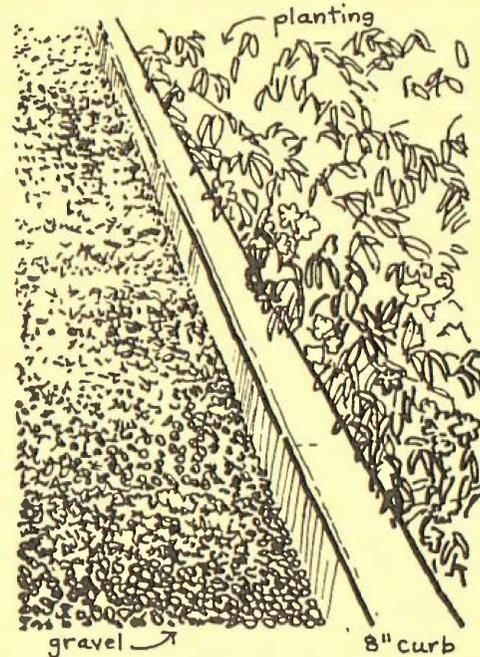
PARKING

Parking for thirty-five visitors, five staff members, and two school buses should be located in the relatively flat area north of the Ranger Station, as shown on the plan. This location preserves the historic relationship between the mansion, the grass lawn, and the gardens in addition to keeping the entry alley free of cars. When seen from above, or when walking by, the Parking Area should appear to be a grove of trees. The trees provide a connected pedestrian island system that leads to the Ranger Station.



There should be a paved parking area adjacent to the Ranger Station to allow mobility-impaired users easy access. The surface of the remaining parking area should be a pervious material, such as gravel. In an effort to retain water on the site, the

Parking Area should be constructed as a series of small holding ponds. This would involve constructing an eight inch high curb along the edge of the Parking Area. After the peak flows of runoff have subsided, the water being held will be absorbed. Dry wells should be used in the areas that receive highest use.



A drop off/waiting area should be provided beside the school bus parking, next to the Play Area. Forty additional parking spaces are available for special events only when parking can be supervised by park rangers. Ten cars can be parked in the Orchard and thirty cars parked along the main entry road. This should be allowed only on special occasions, however, and not as a general policy.

The connecting road from the Parking Area to the Vista gate should be maintained as a driveway, as it is. Although not necessary to meet the requirements of the fire department, this driveway does provide an additional escape route if needed for fire fighting.

TENNIS COURT

The Tennis Court should be cleaned off, and the fence uprighted and replanted for the time being. If, within two years, a group emerges that is willing to fund its restoration, given conditions stated by the Department of Recreation and Parks, the court could be restored at that time. If not, the court could be replanted to blend into the chaparral landscape.

If a group rehabilitates the court, a small sitting area should be built under the large tree adjacent to the court. Two small square tables with chairs should be provided.

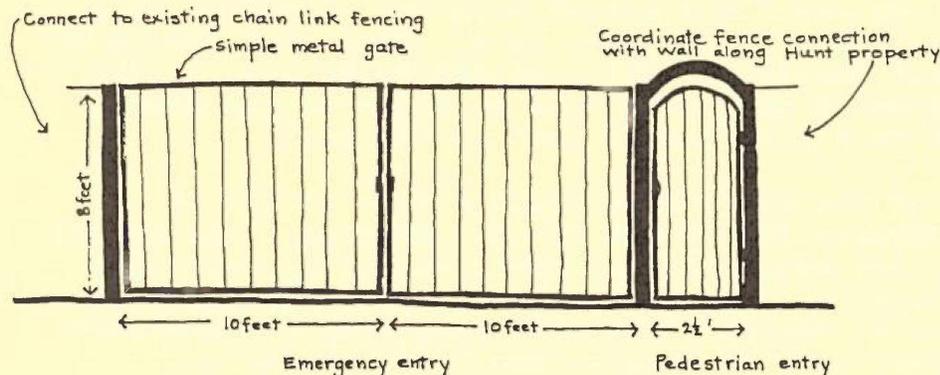
SCALLOPED WALKWAY

There is an overgrown walkway across the roadway from the proposed Ranger Station. This walkway leads to a flat overlook in the southeast portion of the site. The walk is defined by a handsome scalloped stone wall which should be repaired and vegetation replanted. It is potentially one of the most interesting walks in the park. Its visual and vegetative interest, its craftsmanly scalloped wall and its easy access make it a valuable site for demonstration gardens or some secondary function.

PLACES TO EXPLORE

Places where one can truly explore and modify the environment are rare in cities and care must be taken not to design them out. The old ruins should be cleaned up, but otherwise left to evoke the canyon's mysterious past, being reclaimed by nature. Other materials should be left for children and adults to use for creative play. For example, the area north of the Cactus House should be largely left alone.

VISTA ENTRANCE



The vehicular entrance at Vista must be twenty feet wide to meet fire department requirements, requiring two, ten foot wide gates that lock in the middle. These should be simple metal frame with vertical members. A pedestrian-only entrance should be provided to the south of the vehicular entrance with a simple gate and wooden sign archway. The pedestrian should enter by the palm trees. The berm should be removed once a wall and drainage system have been constructed along the Hunt property. The design of the wall along the Hunt property should allow a generous public pedestrian entryway and should not obscure or diminish the quality of this park entrance.

VIEWING SPOTS

The viewing spots in Runyon Canyon are different from scenic overlooks because they are accessible only after a hike, leaving the viewer surrounded by the natural environment. Each viewing spot should have its own distinctive character and should express a relationship to the site and its history. Pedestrian-only access should be maintained to the viewpoints to heighten the sense of nature coexisting with the city.

INSPIRATION POINT

Inspiration Point is one of those special vista points. It is the site of the old estate's swimming pool, another tennis court and gallery, the latter two of which have been removed.

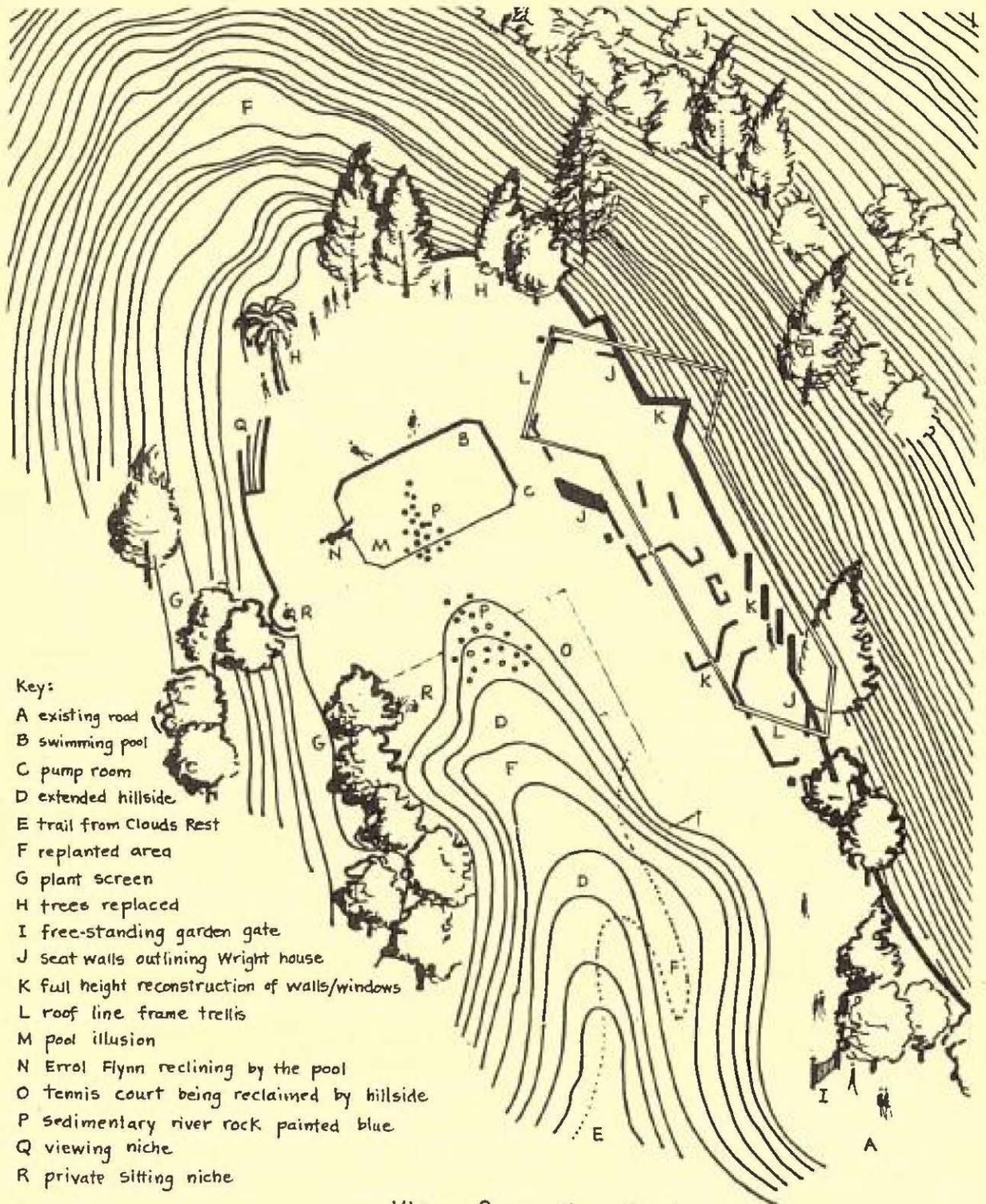
Although this is the most frequented viewing spot, it is also a haven for illegal activities. Because of this dual use, Inspiration Point should be developed in phases, the early phase to remove the features that encourage illegal uses and a later phase to create a viewing spot that captures the historic romance of the Errol Flynn era.

The old swimming pool and underground structure should be filled with rubble and earth and sealed with the exception of a ten foot by ten foot space in the pump room. This area should be securely covered, but should be left unfilled to be used in the later phase. The grading should be done as shown on the plan, extending the hillside within twenty feet of the pool.

The last part of the trail from Cloud's Rest should be improved with switchbacks to prevent further erosion. The graded slope area and the area adjoining the trail should be replanted immediately with chaparral vegetation, dense and large enough to retain the slope and to redirect the path away from the Wescoatt house. Also, the east side of Inspiration Point should be replanted to create a visual screen from the houses below. The Wescoatt house particularly should be screened to discourage vandalism. This should be done with a mixture of seed and seedlings and enough large plants to provide an immediate screen.

The unhealthy trees on the south and east edges of Inspiration Point should be removed and replaced with trees as shown on the plan. This is to approximate the planting from the Errol Flynn era. The south and east slopes from Inspiration Point should be cleaned up, repaired and replanted.

In a future phase, the sense of romantic history should be recaptured by developing an abstraction of the old Lloyd Wright plan. A free-standing metal garden gate should be situated beside the service road about seventy feet from the old



View from the Northeast

Inspiration Point

bath/guest house. Flagstone should define the gateway and remnants of the flagstone walk should be placed every five feet to the old bath house (plans of the Lloyd Wright house may be obtained from Eric Lloyd Wright).

Seat walls should be constructed of stone and concrete to outline the walls of the old bath house. At the north entry the walls should be full height. At the two remaining columns and at the v-shaped niche, the windows, casings and immediate walls should be reconstructed to focus the view. The pass through bar should be partially rebuilt. A steel frame should mimic the roof lines of the house. The frame should be planted with a vine that would eventually cover the frame, creating a thin trellis.

The pool, filled during the first phase, should now be replaced with a shallow reflecting pool, only two inches deep, in the same plan form as the earlier pool. This should give a safe illusion of the earlier swimming pool. Flagstone should suggest the old pool terrace, but most of the ground surface should be sandy soil and duff. Lawn chairs should be placed around the pool as shown, and a sculpture of Errol Flynn reclining at pool's edge should be commissioned. Portions of the old tennis court should be reconstructed but it is to be mostly obscured by the earth slide, the area previously graded to extend the hillside towards the pool. All of this should enhance the sense of the romantic past.

To heighten the users' awareness that the urban wilderness is reclaiming the ruins of the bygone era, native plants should be overtaking the once manicured landscape. The chaparral planted earlier should extend over parts of the tennis court and over the seat wall to the east of the pool. Sage should be established along the east and down the south slope to stop the space and to minimize foot traffic on this fragile slope. Native wildflowers and grasses should be planted, interspersed through the flat area reclaiming it as a wild garden from the once man-made garden. Large smooth river rocks (2-3 feet in diameter), painted blue, should extend from the intruding slope into the pool; some should be placed in the water and some upslope to call attention to the geological fact that the sedimentary boulders found on site were once ocean bottom deposits, uplifted and exposed by erosion. The earth slope that covers most of the tennis court should express a poetic justice; it should seem to be getting even for the unstable vertical cut that was left in the hillside when the tennis court was first installed.

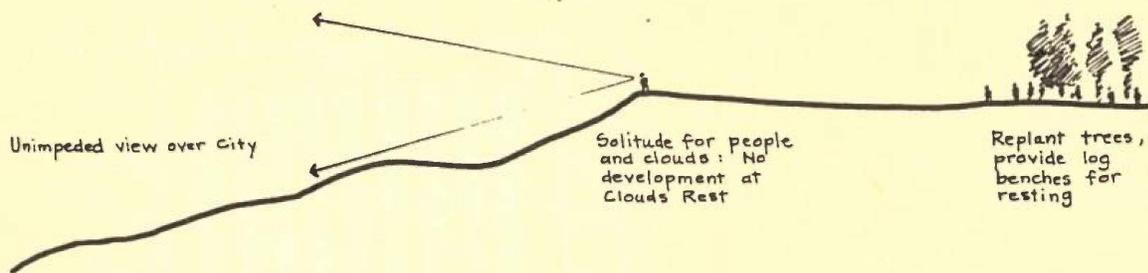
Unobtrusive trash receptacles should be provided in several locations.

The viewing spots should be enhanced by creating framed vistas from the house ruins, by creating a shady viewing place at the south tip of Inspiration Point, and by creating a sit-down viewing niche at the southeast tip. All of these offer the inspiration of the city viewed from the urbane wilderness. Internally contemplative viewing spots are provided along the seat walls representing the

bath house walls, in the pool chairs, at the pools edge, in the private curved niche in the eastern seat wall and in the natural niche created by the chaparral and the earth overtaking the tennis court.

Inspiration Point should inspire the poetic and artistic energy in each visitor. One might enjoy the view, fantasize about a party with Errol Flynn, contemplate the ruins of the by-gone decadence, ponder the juxtaposition of manicured and wild garden beauty or simply put one's feet in the water.

CLOUD'S REST



Cloud's Rest should be maintained as a unique, natural viewing spot without development. This should be a place where clouds can rest unimpeded by artificial structures and where people can view both the natural and city environments without clutter. A trash receptacle should be located back from the edge, hidden from the panoramic view by native plantings.

We recommend a portion of the Handley property, south and east of Runyon Canyon Road, be acquired for access to Cloud's Rest from Runyon Canyon Road (see Land Units Map, Purchase A, page 5). If this property is acquired, a small resting spot for people could be created. Trees should be planted to replace the dead trees and a few log benches placed facing the views.

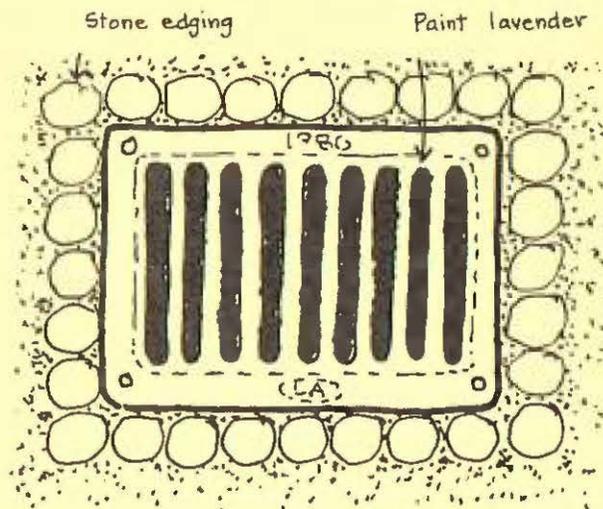
INDIAN ROCK

Indian Rock provides a three hundred sixty degree panoramic view overlooking the San Fernando Valley, Runyon Canyon and the city of Los Angeles. There should be no development undertaken here. The excessive trash and construction refuse should be removed. Some vegetation pruning is needed as well.

INTERPRETATION

For young children, senior citizens and other Hollywood residents, Runyon Canyon provides a safe, non-threatening setting in which to encounter nature. Because of its size, location and ecology, it is an ideal place to have a first wilderness experience (see Educational Value Map, on file with the Department of Recreation and Parks).

Runyon Canyon should introduce people to the ecology, wildlife, fire danger and history of the Santa Monica Mountains. A booklet should be developed which tells about the chaparral landscape, the Chumash Indians, the wildlife of the site, the glamour years of the estate, the fight of citizens to protect the site from developers, and the process of designing the facility.



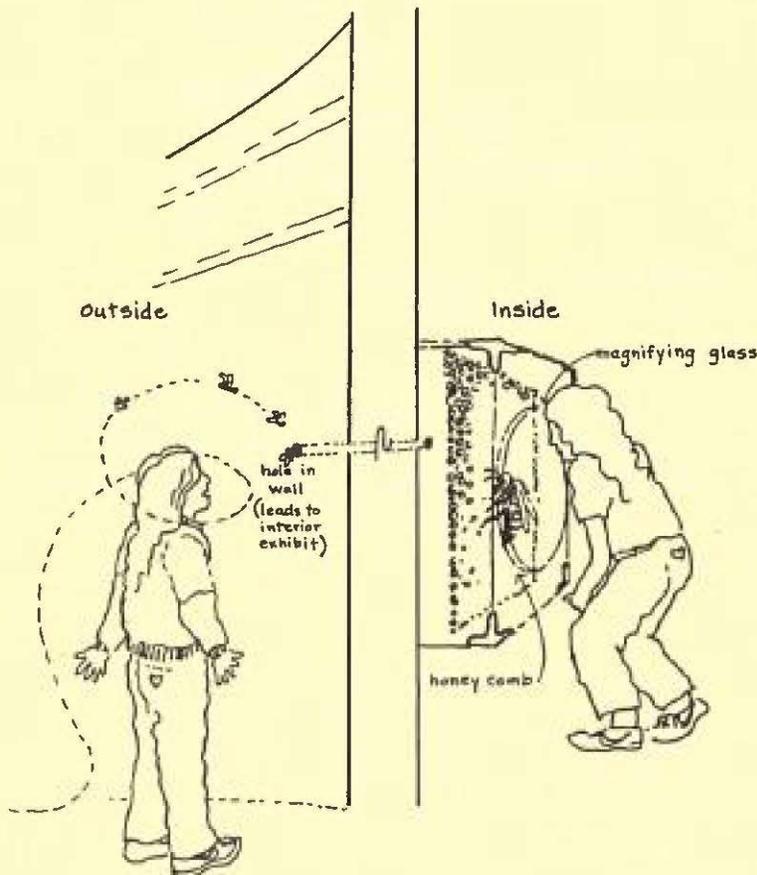
Instead of hiding natural processes several should be highlighted by changing textures and color

The master plan invites people to enjoy the native chaparral landscape. Its design makes clear how natural processes and urban areas in chaparral have been adapted to coexist. Interpreting these relationships and the canyon's natural processes should not be hidden, but made self-evident by emphasizing such things as erosion control measures, revegetated slopes, roadcuts, and drainage basins. Several catch basins and downdrains should specifically be highlighted in the landscape by changing texture around them and by painting them lavender. The primary catch basin at Fuller should be similarly highlighted.

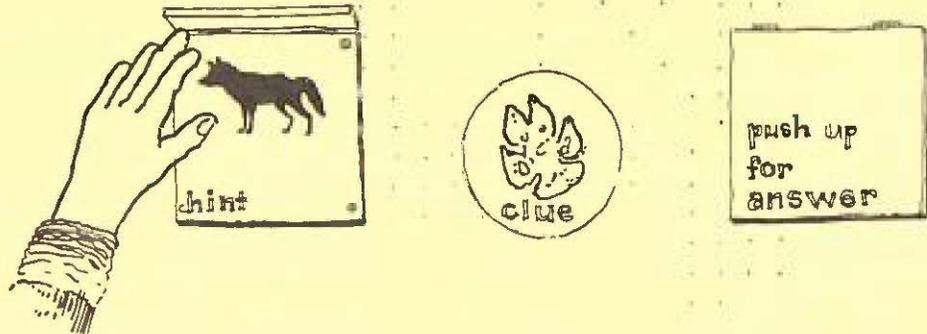
There should be equal attention paid to the cultural landscape, focusing on the site but making points about the city's development. Tools of the Chumash, music from McCormack, plans by Frank Lloyd Wright and romantic fantasies of Errol Flynn should be highlighted in exhibits and video presentations.



The interpretive features in the Ranger Station should emphasize hands-on exhibits that engage the viewer. For example, a swarm of bees attracts a visitor to a bee hole at the side of the building; while inside a visitor is learning about the bees' role in the local ecology, observing them make honey. A moveable magnifying glass allows the viewer to enlarge the process.



Who left this behind?



Children are attracted to exhibits that test their knowledge of the outdoors like, "who left this behind?" The clue is a footprint. Still don't know? Lift the hint panel and get a hint. Guess. A coyote? Lift the answer panel. Correct.

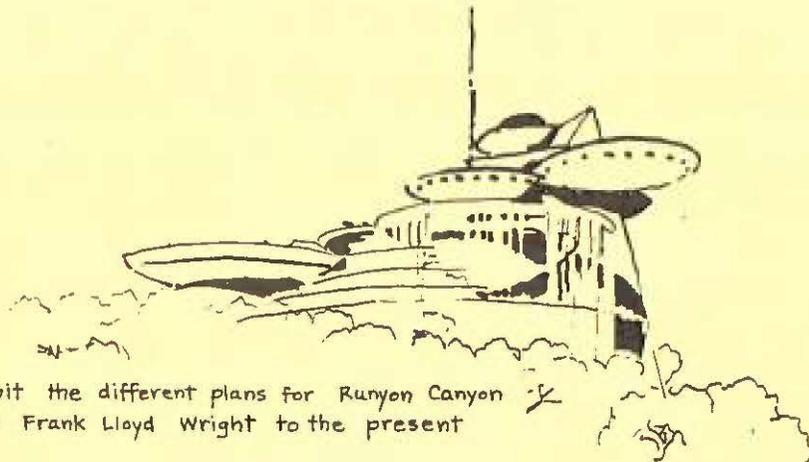


Exhibit the different plans for Runyon Canyon from Frank Lloyd Wright to the present

Another exhibit might show the various plans, historic and present, for the canyon, explain development currently taking place and ask for input into the features that are being designed at the moment.

OTHER USES

EXPERIMENTAL USES

The experimental uses proposed for Runyon Canyon are as follows:

We recommend Dogs be allowed in Runyon Canyon off leash in designated areas only (see Land Units Map, page 5) and on leash throughout the canyon, except in the Botanical Art Garden, the High Meadow, and the Intermittent Stream. This use is subject to City Council approval. This policy will be reevaluated one year from initiation to assess whether or not off-leash use has created a negative impact on the park.

A small play area, could be built off Desmond Estates Road (see Land Units Map, page 5), if a community group volunteers to work with staff to design it. In anticipation of this, a thirty foot wide planting buffer should be planted at the end of the cleared ridge. This will screen the sound and keep the children's noise away from the Albright residence below.

Bridle trails, to be used by equestrians and other pedestrian users at their own risk, will be provided in the upper most portion of the canyon (see Land Units Map, page 5). No staging area will be provided. Equestrian users will be expected to keep the trails free of horse feces. The equestrian use of trails will be monitored and evaluated one year after the park opens. Inter-ferece with other park users will necessitate revocation of bridle trails.

NON-PROFIT ORGANIZATIONS

Space could be provided for a community-serving, non-profit group to locate in the old estate area. Such a group should be compatible with the history and natural quality of the site. Groups providing nature programs, botanical services or historic preservation would be compatible.

Any non-profit group interested in locating in Runyon Canyon should submit a proposal to the Friends of Runyon Canyon, a citizens group that has formed to help care for the park and oversee its development. The proposal will be reviewed by the Friends, who will make recommendations to city staff.

EXCLUDED USES

The following uses have been considered and excluded from

the master plan:

There will be no automobile-accessible overlooks in the park.

There will be no exercise course provided in Runyon Canyon.

Bicycle racks will be provided for park users who arrive at the park on bicycles, but no bicycles will be allowed on the trails or service roads.

No camping will be allowed when the park opens. If, however, there are enough requests for supervised group camping, without fires, to warrant a change in policy, Friends of Runyon Canyon will work with city staff to amend the policy.

No motorized cart will be provided. A ranger will instead take groups of mobility-impaired citizens through the canyon in a staff vehicle, on a prearranged basis.

MAINTENANCE AND SAFETY

Runyon Canyon should be a safe and inviting place for users to visit. The park should be adequately staffed with a full-time ranger and three full-time gardeners. Rules and regulations should be made clear through the design of the canyon so that the use of signs can be minimized.

The vegetation in the lower estate area, around the location proposed for the Ranger Station and the Botanical Art Garden, should be pruned and fallen litter removed. Dead trees that pose a health or safety problem should be removed. Tree removal should be supervised by the City's project landscape architect.

The park should be closed at night. Locked gates and fences should be provided at Fuller Avenue, Vista Place, Mulholland Drive, and Desmond Estates Road to deter after-hours entry.

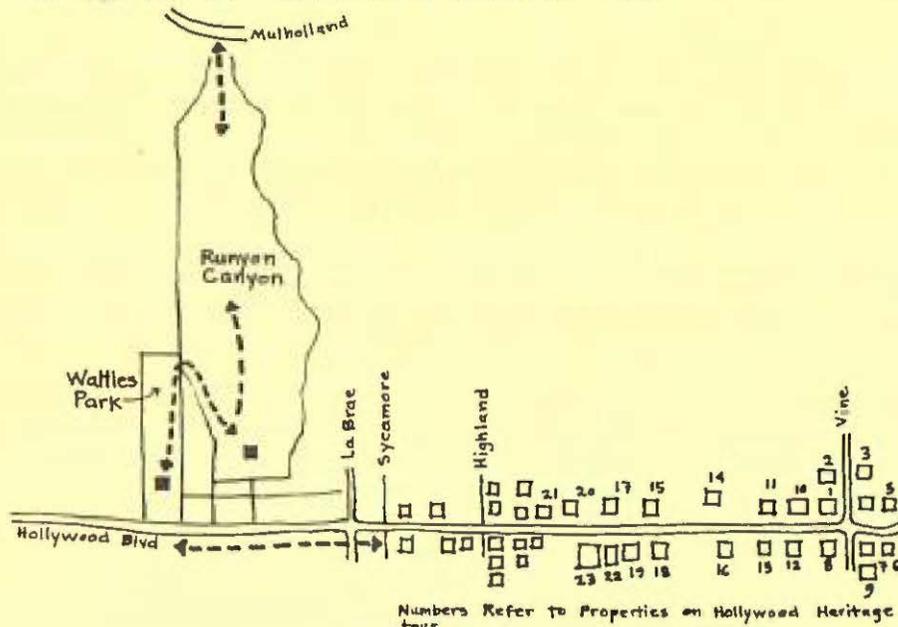
Night lighting should be provided to protect the park from vandalism and to aid the caretaker in enforcing the night closure of the park. Lighting should be concentrated around those areas near the south entrance to the park that will be most vulnerable to abuse: the roadway from Fuller to the Parking Area, the southern end of the Botanical Art Garden, the Parking Area, the Ranger Station, the Maintenance Facility, the Caretaker's Cottage, and Inspiration Point. Controls for lighting should be enclosed inside the Ranger Station and the Caretaker's Cottage.

Park facilities and programs should be designed to minimize fire danger to users and nearby residents. Education about fire prevention and emergency procedures should be provided at the Ranger Station. Dead brush in the chaparral zone near residential areas should be cleared annually.

Emergency entryways at Mulholland, Solar, Vista, and Fuller should be maintained for fire fighting. Runyon Canyon Road should be stabilized to provide emergency vehicle access.

No smoking should be enforced throughout the canyon. Barbeques will not be allowed anywhere in the canyon.

CONNECTIONS



Although an important facility in itself, Runyon Canyon provides exciting possibilities to relate directly to other public activities in the Hollywood area.

First, it is an important gateway to potential hiking loops along the Mulholland Scenic Corridor. Second, it can be connected to Wattles Park by an existing, breathtaking, Rugged Trail. Unfortunately, more direct links with Wattles are precluded by private property and steep topography, but the trail is a valuable asset. By hiking up the trail from Runyon Canyon Road near Vista and following the west ridge to the plateau that joins the Wattles ridge, then hiking down the existing trail, one emerges into the gardens behind Wattles Mansion. This trail should be publicized for its natural beauty and wilderness views to the city. If Swallowtail Ridge were purchased, another hike would be available to the public.

A walking tour for local history buffs should be extended from the Hollywood Boulevard historic district to include Runyon Canyon and Wattles Park. Although a seven mile hike round trip, it provides an intimate and sophisticated look at Hollywood's development and takes advantage of the rare opportunity to combine cultural landscape and natural landscape walks into one.

Care must be taken to respect the privacy of surrounding neighborhoods. Neighborhood streets should be eliminated from all maps included in park publications that will be made available to the general public. Pedestrian-only entrances from the surrounding neighborhoods should be maintained. We recommend the residential access problem on Vista Place be resolved to remove the uncertainty of the three property owners who presently use park property to reach their homes.

THE HOMELESS

People living in parks is a reality of our time. The homeless in Runyon Canyon are a varied group, some lawless, some contented, some in need of psychiatric care, but most want a job and home. The city and the community are searching for solutions. Volunteer organizations, like Friends of Runyon Canyon, and the park's staff can provide important leadership and humanizing roles because of the community's contact with the homeless living in the park.

We recommend Friends of Runyon Canyon coordinate with Community of Hollywood Investing in People in Need (CHIP-IN) to find suitable housing elsewhere in Hollywood for the homeless living in the park.

COSTS

PHASING

The Phasing Plan for Runyon Canyon prioritizes the implementation of the master plan. The plan is divided into five main phases. The entire first phase must be completed before the park opens. The other phases should follow quickly so that the initial investment is protected from environmental damage or vandalism. The involvement of citizen volunteers and city staff is described where appropriate.

The total estimated cost for the implementation of the master plan in 1986 dollars is \$5,156,850. The estimated costs for the phases are: Phase One : \$678,150, Phase Two: \$2,775,600, Phase Three: \$396,000, Phase Four: \$853,500, and Phase Five: \$453,600. The fees and construction costs are listed separately. Stage costs are construction costs only; fees and contingency costs are listed at the end of each phase.

PHASE ONE

Total \$678,150

Phase One should begin immediately. The elements in this phase are critical for the long term environmental stability of the canyon and for creating a legitimate presence in the park.

First stage

Subtotal \$167,500

Continue interim maintenance on Runyon Canyon Road (staff)	12,500
Build structures across erosion gullies	93,750
Backfill erosion gullies	40,000
Install interpretive drain at Fuller (in conjunction with Public Works project).	6,250
Clean up trash (staff)	15,000
Acquire Swallowtail Ridge (Acquisition B, page 5) - cost to be determined	
Acquire part of Mr. Handley's property (Acquisition A, page 5) - cost to be determined	
Form Friends of Runyon Canyon (volunteers and staff)	
Increase park patrols and hire full-time ranger	

Second stage

Subtotal \$70,875

Initial revegetation of backfilled slopes (volunteers and staff)	23,750
Plant screens at Inspiration Point, Desmond Estates play area, south property line, and along Mulholland (volunteers and staff)	19,000
(Temporary irrigation included)	

Inspect roads for necessary repairs (staff) . . .	3,125
Site preparation for maintenance yard, garage, and greenhouse	25,000

Third stage	<u>Subtotal</u> \$326,750
Build maintenance yard	38,000
Build garage and storage	75,000
Build greenhouse	50,000
On-site seed collection for large scale revegetation (staff)	23,750
Prune vegetation, clean up litter (lower area)	12,500
Clear dead brush from residential areas (staff)	10,000
Work with CHIP-IN to find homes for homeless (volunteers)	
Plant trees if Mr. Handley's property is acquired (volunteers)	10,000
(Temporary irrigation included)	
Site preparation and utilities for Ranger Station and Caretaker's Cottage	20,000
Gates at all entries	65,000
Stabilize main trails	12,500
Clean and earth fill pool at Inspiration Point, secure pump house and clean area .	10,000

Phase One fees and contingency \$113,025

PHASE TWO

Total \$2,775,600

The work of Phase Two improves the access of the park and stabilizes areas within. The Ranger Station and Caretaker's Cottage should also be constructed during this time.

First stage	<u>Subtotal</u> \$1,903,750
Repair main service roads: widen entrance road at Fuller and repave, grade road to Inspira- tion Point, add downdrains on connecting road, repair Runyon Canyon Road	93,750
Replace down drains	25,000
Place rocks in drainage channels	31,250
Plant drainage channels	11,250
Build check dams	12,500
Build Caretaker's Cottage	100,000
Build Ranger Station/Interpretive Center . . .	1,500,000
Repair old mansion foundation	30,000
Site preparation of Parking Area	20,000
Install all site lighting infrastructure and lights at the Ranger Station, Caretaker's Cottage and Inspiration Point	70,000
Install columns at Ranger Station entry	10,000

Second stage	<u>Subtotal \$409,250</u>
Plant Palm Allee	90,000
Plant street tree palms	78,000
Plant Grass Lawn	7,000
Install permanent irrigation system	50,000
Gravel, pave and curb Parking Area	48,000
Plant Parking Area	15,000
Plant sycamore grove (volunteers)	15,000
(Temporary irrigation included)	
Begin garden plantings at Ranger Station . . .	88,000
Stabilize bank at Fuller entry	6,250
Prepare dog off-leash areas if approved (volunteers)	
Clean up around ruins (staff)	10,000
Install bicycle parking	2,000
Phase Two fees and contingency	\$462,600

PHASE THREE

Total \$396,000

Phase Three should be implemented immediately after the first phase is completed. This phase is important for the restoration of the site's natural drainage system.

First stage	<u>\$135,000</u>
Plant riparian vegetation	10,000
Plant walnut groves (volunteers)	
Initial large scale slope revegetation	62,500
(Temporary irrigation included)	
Watering holes for animals in High Meadow	6,250
Repair cistern to use for irrigation, and water storage from winter runoff	18,750
Stabilize secondary trails (including trail to Wattles)	25,000
Remove non-natives from chaparral and transition chaparral (volunteers and staff)	12,500

These items are important to the functioning of major components of the park plan.

Second stage	<u>\$195,000</u>
Install remaining light fixtures	30,000
Plant Botanical Art Garden	40,000
Prepare exhibits for Ranger Station	50,000
Complete dog off-leash areas if approved	20,000
Enhance botanical art sculptures	15,000
Install interpretive elements in the landscape .	40,000

These evaluations should be conducted one year from the time each is initiated.

Third stage

- Dog off-leash evaluation (volunteers and staff)
- Bridle trail evaluation (volunteers and staff)

Parking evaluation (volunteers and staff)
 Non-profit evaluation (volunteers and staff)

Phase Three fees and contingency \$66,000

PHASE FOUR

Total \$853,5000

To complete high priority items like revegetation and the Play Area, work should continue with Phase Four. Additional plantings should occur at this time as well as the implementation of new site elements in the lower Estate Area.

First Stage	<u>Subtotal \$234,500</u>
Clean up Tennis Court (staff) . . . . .	.10,000
Plant Inspiration Point . . . . .	.15,000
Complete large scale slope revegetation . . . . .	.62,500
Plant shade trees along Runyon Canyon Road	3,000
(Temporary irrigation included)	
Build main Play Area . . . . .	.80,000
Prepare and add exhibits to Ranger Station . . . . .	.40,000
Install caretaker's garden	4,000
Build terrace at Ranger Station . . . . .	.10,000
Prepare interpretation booklet (volunteers) . . . . .	.10,000

These items complete the Botanical Art Garden and the additions along Runyon Canyon Road.

Second stage	<u>Subtotal \$476,750</u>
Restore ruins of terrace garden walls and walkways . . . . .	.90,000
Remove berms on Runyon Canyon Road . . . . .	.28,750
Complete garden plantings at Ranger Station (volunteers and staff) . . . . .	.30,000
Add Shangri La Trails . . . . .	.90,000
Build water feature in gardens	125,000
Rehabilitate existing building for gardener's storage and water feature pump . . . . .	.20,000
Build Outdoor Classroom . . . . .	.15,000
Add log benches along Runyon Canyon Road (volunteers)	8,000
Plant terrace gardens (irrigation included) . . . . .	.70,000

Phase Four fees and contingency 142,250

PHASE FIVE

Total \$453,600

Phase Five should be implemented three to five years after the park is opened. This phase includes the development of other areas.

Phase Five	<u>Subtotal \$378,000</u>
Complete Inspiration Point	225,000

Construct Desmond Estates play area (volunteers) . . . . .	.10,000
Plant Orchard . . . . .	. 3,000
Repair Scalloped Walk . . . . .	.12,500
Replant Scalloped Walk area . . . . .	.15,000
Rehabilitate Tennis Court (volunteers) . . . . .	.20,000
Prepare overflow parking areas . . . . .	.50,000
Repair Emergency Service Roads . . . . .	.37,500
Clean up and prune vegetation at Indian Rock (staff) . . . . .	. 5,000

Phase Five fees and contingency \$75,600

The total cost for the development of Runyon Canyon Park is projected to be \$4,923,600.

PROPOSED ACQUISITIONS

We propose the outright acquisition or purchase of viewshed and access easements of Swallowtail Ridge and Mr. Handley's property next to Cloud's Rest. These are important to the functioning of Runyon Canyon as public open space. The cost of these proposed acquisitions will be determined.

STAFF

We have also estimated a yearly cost of \$100,000 which includes a ranger, three gardeners, part-time employees, and materials and equipment. In addition, we estimate a one-time expenditure for maintenance equipment of \$50,000 during the first three years of park development.

PARTICIPATION

This section summarizes three things: the citizens, community groups and pertinent public agencies that were included in the park's design process; the nature of their involvement; and the input received from the various participants.

It was difficult in the beginning of the project to identify and engage a public with whom to work. Once citizens were made aware of the park, however, they became active and important contributors to the plan. The active mailing list includes approximately four hundred names. Community participation in the design process, through the various interviews, site tours, questionnaires and workshops, has generated so much enthusiasm that over 100 people have volunteered to continue to work on various projects (see VOLUNTEERS, page 68). This commitment is a key ingredient to the park's future success.

COMMUNITY INVOLVEMENT

We began work on the project on May 8, 1985, conducting a work-start meeting with a few interested citizens and agency representatives. At that time, the only known interested citizens were the 15 members of the Citizens Advisory Committee (CAC), appointed by then-Councilwoman Peggy Stevenson, and the Handley's, who own the park's inholding. As we interviewed these people, they began to contact neighbors. We also posted the park's entrances with fliers asking park users to call and arrange an interview.

Over sixty neighbors and frequent users of Runyon Canyon were interviewed during this initial listening stage (Various agencies and community groups were contacted at this time, too. See the following sections). Most of the meetings were conducted on an individual basis at the Wattles Mansion. Several were over the phone. Each participant was asked a prepared set of open-ended questions about their past involvement with the park, their ideas for its development and their concerns. Maps were drawn with those participants who were using the park to learn current use patterns. This information was ultimately summarized in the Current Uses Map. We also took hikes through the canyon if someone wanted to show us a special activity need, an environmental nuance or if they just wanted to go on a walk.

Several important issues emerged during this phase of the process. (For a discussion of issues raised, see APPENDIX B, page 74.) Most people who were using the canyon used it for walking or to walk their dog. Many dog walkers were allowing their dogs to run off-leash. Most noted the rarity of being able to find a quiet, natural place; a place where one could get away from the hustle of the city, where encountering a deer was

common; and stressed the importance of retaining that quality. A number of those who met with us were specifically concerned about the fire danger, crime and vandalism they associated with the canyon. Many cited the problems of the Hollywood Bowl overlook and were worried that similar activity would spill over into the canyon once it was open to the public. A surprising number of users were aware of and concerned about the canyon's erosion problems. A few told us that they were first attracted to the canyon because of its glamorous history. Several had chosen to participate so that they could become involved in their community and in the revitalization of Hollywood. All of these key points were later reduced to short answer questions in the goals survey to query the community at-large to see if we were getting a proper sounding of the problems and priorities.

It was during this time that we became aware that the canyon was being used by transients, the homeless and teenagers as a place to hang out, make noise, sniff glue or live. We interviewed representatives of nearly all of the people living in the park. Those who live there constantly asked about job possibilities.

In June, several site tours were conducted in Runyon Canyon to introduce interested citizens to the site constraints, potentials and issues that needed consideration during the planning process. Over seventy people attended and learned first hand about the structure of the old site plan and the ecological problems. This site awareness allowed citizens later to develop very realistic designs for the canyon during a community workshop. An exciting outcome of these tours was that several of the participants organized a Saturday clean-up of the lower canyon.

In late July, a goals survey was developed based on information gathered from the interviews, the site visits and site analysis. One thousand copies were sent out to participants, adjacent property owners, affected neighborhoods and community and regional groups. The purpose of the survey was to get feedback on proposed policies and uses for the canyon. Roughly one hundred fifty questionnaires were returned.

A goals report was developed that synthesized our analysis and public input. The report articulated seven goals (see GOALS, page 3) with accompanying objectives and policies that would underlie the park's design. The report was circulated in draft form to the two hundred people on the mailing list. Recipients were asked to specifically respond to issues that were unresolved, such as dog walking off-leash and overnight camping. Over sixty-five people responded. The goals were strongly supported. Revisions were made, reflecting new and better ideas generated by citizens, new technical information or rethinking on our part.

Several issues were still unresolved. Their resolution was the focus of the first of a series of community workshops which

began in mid-September. At this meeting, the work to-date was reviewed, the goals presented and alternative solutions to the remaining issues were discussed in small groups.

A second meeting was held that weekend during which people again worked in small groups, this time to develop park designs. There was quite a bit of conflict during both of these meetings, the most hotly debated issues being dogs off-leash, horseback riding, children's play areas, and more generally neighborhood fear of what kind of people would use the park. Every group did manage to develop a plan. Several innovative resolutions to issues emerged. The ideas for experimental uses were introduced whereby controversial activities, like dog walking off-leash areas, a parent-built play area and equestrian trails, would be tested for a period of time under community-generated constraints. Many of the ideas represented in the design plans are reflected in the final plan. In fact, the plan generated by Ranger Lucia Ruta's group resembles the proposed master plan in its placement of many of the major facilities.

On October 3rd, we presented the preliminary master plan at the third community workshop. Citizens were asked to respond to the plan and prioritize what should occur in the first phase of the park's development. Those who had participated throughout the process were generally pleased with the plan. There was unanimous support for the overall concept and direction of the plan. New issues emerged at this point, specifically egress at Vista and the size of the children's play area by the Ranger Station.

A final workshop was conducted the following Saturday to discuss the qualities of each element proposed by the plan. Slide images were projected illustrating a range of alternatives for the Ranger Station, the Botanical Art Garden, and so forth, to which participants responded. From the feedback of participants we were able to articulate exact qualities desired for the master plan elements. Comments led us to refine plans for Inspiration Point.

In June, Mike Woo defeated Peggy Stevenson for the 13th District council seat. In October his office requested a special presentation of the preliminary plan in hopes of including a greater representation of the Hollywood community in the park's planning process. Fifty people attended this special meeting, which was dominated by Vista neighbors who had organized to protest the proposed Vista egress. Councilman Woo's office also circulated a questionnaire similar to the original goals questionnaire. Close to one hundred new names were added to the mailing list as a result.

The preliminary plan was presented to the Board of Recreation and Parks Commissioners on November 8th for approval to proceed with the final plan. At least thirty citizens attended the meeting to both support and speak out against the plan. The plan was approved with Board direction to restudy the

circulation and play area components of the plan. Later that month we met with affected Vista neighbors to discuss alternatives, as did staff. We contacted the representative for the pro-expanded play area group and discussed alternative, larger play area sites.

The final plan was presented to the community on January 29, 1986, for final review and comment. At that time, a meeting was called to form the Friends of Runyon Canyon and to elect a Board.

COMMUNITY AND REGIONAL ORGANIZATIONS

In order to include the interests of the broader community and region, a number of organizations were contacted:

Sierra Club

Contacts: Betsy Reifsnider, Steve Kaufman, Dave Czamanske. Phone number (213) 387-4287.

Members of the Angeles Chapter of the Sierra Club were involved in the process in several ways. The chapter office assisted in selecting one hundred members who were residents of the Hollywood area to participate in the goals survey. Several of the Board members reviewed plans and attended the community workshops. A chapter representative attended the November 8th Board of Recreation and Parks meeting to articulate the club's support for the plan.

Defenders of Wildlife

Contact: Richard Spotts. Phone number (916) 442-6386.

This lobby group monitored the planning process and reviewed plans specifically assessing the plan's potential impact on wildlife and native chaparral and coastal sage habitats.

California Native Plants Society

Contact: Jo Kitz. Phone number (818) 348-5910.

Jo Kitz has been extremely helpful in working with us to develop an appropriate revegetation plan for the canyon. She walked the site with us and reviewed the goals report. Her recommendations addressed slope stabilization, removal of nuisance plants, native plant selection, fire prevention and irrigation.

Tree People

Contact: Andy Lipkis. Phone number (818) 769-2663.

We met with the Tree People to discuss slope revegetation and native seed collection.

Theodore Payne Foundation

Contact: Shirley Docter. Phone number (818) 768-1802.

The Foundation was contacted to discuss native plant material selection. The Outpost Homeowners Association is

also working with their staff to select appropriate wildflowers and trees to donate to the park.

Federation of Hillside and Canyon Associations

Contact: Brian Moore. Phone number (213) 874-8763.
The Federation was contacted at the outset of the project. Several members have participated in the process and have kept its members informed of the plan's development. The president, Mr. Moore, attended the November 8th meeting to voice the Federation's support of the plan.

Neighborhood Homeowner Associations

Outpost Homeowners Association. Contact: Carrol Oliver. Phone number (213) 874-8308.

Curson Canyon Homeowners Association. Contact: Diane Bardsley. Phone number (213) 876-3355.

Hollywood Homeowners Association. Contact: Charlotte Levine. Phone number (213) 876-5717.

Nichols Canyon Homeowners Association. Contact: Herschel Gilbert. Phone number (213) 876-6040.

Los Angeles County Urban Agriculture Development Corporation

Contacts: John Pusey and Ramona Cortes. Phone number (213) 744-4341.

This group is a non-profit corporation formed within the University of California Cooperative Extension Program whose goal is community education, with an emphasis on small scale food production and resource conservation. They have been looking for a site that could house a community resource center/demonstration garden for several years. We met with the Board at the beginning of the project and suggested they submit a proposal to locate such a facility in Runyon Canyon.

A concept paper was submitted, proposing that the master plan for Runyon Canyon incorporate a community agriculture resource center. The paper also proposed that the Urban Agriculture group be the lead agency of the facility.

Members of the Board have actively participated in the workshops.

Wattles Garden

Contact: Jan Prevetti. Phone number: (213) 651-2290.
We attended a Saturday gardeners' meeting to inform the group about the planning process and to solicit input. Ms. Prevetti, a Wattle's gardener, has been actively involved in the process.

Community of Hollywood Investing In People In Need (CHIP-IN)

Contact: Rabbi Gilbert Kollin. Phone number (213) 656-3150.

CHIP-IN was contacted regarding the homeless living in the canyon and the plan's recommendation that Friends of Runyon Canyon work with CHIP-IN in assisting these people to find homes.

Hollywood Heritage

Contact: Marian Gibbons. Phone number (213) 874-4005.

We met with the Board to introduce the canyon, the potential for creating a link with Wattles Park and to discuss the historic importance of the remaining structures in the canyon. Several Board members have been actively involved in the process.

The Hollywood Heritage group has been very supportive. They provided us with an office space, where we conducted community interviews. Board members distributed questionnaires to their broader membership. Board president, Marian Gibbons, attended the November 8th meeting to voice the group's support of the plan.

Hollyhock House

Contact: Jenifer Palmer-Lacy. Phone number (213) 666-5004.

Ms. Palmer-Lacy is a docent at the Hollyhock House who has done extensive research on the Wright family's involvement with Runyon Canyon. Her participation has insured that the canyon's historical character be maintained in the plan.

Eric Lloyd Wright

Phone number (818) 704-7407.

Mr. Wright has gone through the family files and pulled out blueprints, sketches and photographs of plans developed by Frank Lloyd Wright and Lloyd Wright, for Huntington Hartford. He has been invaluable in providing historical site information, particularly for Inspiration Point.

Other Groups

We spoke briefly with contacts at the Hollywood YMCA, the Hollywood Coordinating Council and the Neighborhood Action Group (NAG) to let them know about the project.

PUBLIC AGENCIES

Santa Monica Mountains Conservancy

Contacts: Joe Edmiston, Clark King and Carole Stevens. Phone number (213) 620-2021

Staff and Board members were asked in a May meeting to articulate the Conservancy's goals for canyon development. Several key ideas came from that meeting, specifically the need for a "presence" in the park to discourage illegitimate uses; that the park should express the history of development in Los Angeles; and that the park should be developed to create a "friendly" transition from the urban to the wild, native chaparral ecology.

Staff reviewed the draft goals report and responded in detail. One of the Board members has attended several of the workshops. Two of the Board members walked the site with us to identify and assess the condition of existing

plant materials and parking potential.

Santa Monica Mountains National Recreation Area

Contacts: Nancy Ehorn and Timothy Thomas. Phone number (818) 888-3440.

Ms. Ehorn recommended naturalists, ecologists and environmentalists to contact, as well as pointing out some of the salient community issues she has encountered in developing recreation areas for the Park Service.

Mr. Thomas, a wildlife biologist for the Park Service, walked the site to assess the need for water, edge and habitat diversity; and the impact of fencing on resident wildlife.

Citizens' Advisory Committee -- Mulholland Scenic Parkway

Contact: Richard Reiss. Phone number (818) 990-9054.

This appointed committee was contacted regarding the Mulholland Specific Plan which proposed an overlook and campsite in Runyon Canyon. It was agreed that the canyon was inappropriate for either of these activities.

Gardner Street Elementary School

Contact: Marta Acosta, Principal. Phone number (213) 876-4710.

Gardner School is located eight blocks from the Fuller entrance to Runyon Canyon. Ms. Acosta indicated that incorporating nature experiences and education for children into the canyon would augment the school's limited outdoor space. She noted that her staff was concerned about the decline in the students' gross motor skills, which she attributed to the fact that many of them are apartment dwellers without open space in which to play. Alan Gershman, a School Board member, reinforced the general need for outdoor space in the public schools.

Hollywood High School

Contact: Willard Hansen, Principal. Phone number (213) 461-3891.

According to Mr. Hansen, environmental education is not a high priority at Hollywood High School, with such a large percentage of non-English speaking students. We met with the school's leadership class, however, and one student has become an active participant in the planning process.

CITY OF LOS ANGELES

City Council, Thirteenth District

Contact: Larry Garcia. Phone number (213) 485-6471.

The Council seat for this district changed hands during the planning process. In May we met with deputy Steve Catalano, who expressed then-Councilwoman Peggy Stevenson's concern that the park's impact on the surrounding neighborhoods be minimized.

In October, Council-elect Mike Woo requested a special meeting to present the preliminary plan, in hopes of

including a broader section of the community in the planning process. Recreation and Parks staff and our staff worked with Woo's staff to effect this meeting and assimilate the new input into the process.

Police

Contacts: Sergeant Peter Grupp and Officer Mark Caswell. Phone number (213) 485-4310.

Communication with the Hollywood area LAPD has been extensive. It is the department's assessment that relative to other areas in Hollywood, Runyon Canyon is a low crime area. The police have indicated that once the park is open and road access provided, officers would patrol the canyon routinely.

Sergeant Grupp and Officer Caswell have participated in the community workshops and made themselves available to citizens to answer questions.

Fire

Contacts: Inspector Robert Collins, Bureau of Fire Prevention and Chief James O'Neill, Station 27 Battalion 5. Phone numbers: Collins (213) 485-5964, O'Neill (213) 485-6275.

Numerous meetings with both Collins and O'Neill have occurred to discern both general fire fighting needs, and to determine the "best" circulation plan for the canyon. No formal opinion has been given, although the preliminary plan has been reviewed.

Transportation

Contact: Robert Takasaki. Phone number (213) 485-4282.

The Department of Transportation was contacted for assistance in determining trip generation levels for the proposed plan. The department also conducted a feasibility report for the installation of a signal at Fuller Avenue, at the request of the Recreation and Parks Department. It was concluded that the park would not generate a sufficient number of additional trips per day to warrant signalization of the Fuller-Franklin intersection.

Public Relations

Contact: Fred Wardell. Phone number (818) 285-2930.

Mr. Wardell was retained by the Department to produce a video record of the Runyon Canyon design process. He has filmed over sixteen hours of community workshops, personal interviews and site visits. The Department expects to use the video to demonstrate how citizens can participate in city park design.

Recreation and Parks

Maintenance

Contact: Frank Yorba. Phone number (213) 665-5188.

Staff was consulted to discuss site constraints, such as the number of staff members needed, the size of the Parking Area, and Ranger Station and Maintenance Facility

needs. Staff's major concern is that a beautiful but non-functional facility will be built. Problems with the Griffith Park Ranger Station were discussed and diagrammed during an on-site, follow-up meeting.

Rangers

Contact: Lucia Ruta. Phone number (213) 665-5188.

Discussions with many rangers indicate that night patrol is understaffed, limiting the Department's ability to mount a presence in the canyon.

Ranger Ruta has been a key participant in the master plan process and the workshops. She has made herself available to citizens, taking them to see the canyon's, more inaccessible viewing spots; meeting with unhappy neighbors; assisting in volunteer wildflower planting, and leading community workshops.

Design

Contact: Kathleen Chan, Project Manager. Phone number (213) 485-4819.

Design staff feels that access into the canyon is the biggest issue. They have remained vigilant throughout the process to insure that the regional significance of the park is maintained.

Needless to say, Ms. Chan has been faithfully available and immeasurably helpful in every facet of the design process.

VOLUNTEERS

Community members, volunteering their time, made Runyon Canyon a park. They fought development proposals for over two decades and continued their fight in lobbying to acquire the canyon for public open space.

Since becoming designated park land, a Citizens Advisory Committee (CAC) was formed to initiate community participation in the planning process. Last summer, citizens organized and held a clean-up day. Over the past nine months, volunteers have given thousands of hours to the master plan process -- attending walks, being interviewed, filling out questionnaires, analyzing policy, developing design plans.

On February 10, 1986, Friends of Runyon Canyon formed, expanding the CAC to include those who have volunteered to continue to work on the park. A twenty-one member Board was elected, including a five-person steering committee.

Hoping to continue this tradition of volunteerism, over one hundred people have signed up to participate in future clean-ups and park planning, as well as trail building and planting. These and other volunteer activities should be encouraged. In order for these activities to be coordinated, several actions must occur:

1. The Board should decide on which activities it is interested in pursuing and prioritize them. The activities should be coordinated with the master plan, specifically phasing, and the Department's schedule for improvements and construction. The entire Friends group should participate in the decision of which activities should be undertaken. (A list of people who have volunteered for specific tasks can be found in APPENDIX C, page 76.)

2. The Department of Recreation and Parks should assist the Friends in coordinating its activities and in funding some of its projects. As mentioned in the PARTICIPATION section, the enthusiasm that has developed for the park represents a potentially valuable resource to the City. The future success of this park is dependent upon the support of its volunteers and caretakers.

3. No matter what happens, the Friends first task is to lobby to obtain the necessary funding for the implementation of the plan and then oversee the park's development. The Friends group should also act as the communtiy liason in detail design decision making during the development stages.

The following volunteer activities should be considered as well:

1. Planting groves of trees and wildflowers according to the master plan's revegetation program, specifically at Mr. Handley's property, if purchased, the sycamore grove, and the walnut grove.
2. Constructing log or rock benches along the lower part of Runyon Canyon Road and back from Cloud's Rest.
3. Planting and maintaining several terraced flower garden plots in the Botanical Art Garden and the Ranger Station.
4. Collecting seeds from native plants and reseeding those areas of the chaparral slopes that are eroding and starting seedlings for the walnut grove.
5. Building and restoring trails in the Urban Wilderness zone.
6. Designing the small play area in the northern part of the site off Desmond Estates Road.
7. Developing the dog off-leash areas if approved.
8. Coordinating with Community of Hollywood Investing in People in Need (CHIP-IN) to find suitable housing elsewhere in Hollywood for the homeless living in the park.
9. Assisting with docent activities at the Ranger Station/Interpretive Center.
10. Leading walks in the canyon.
11. Developing an illustrated, self-guided tour book of the canyon with interpretation of the history and ecology.
12. Planting screens at Inspiration Point, the Desmond Estates play area, the south property line and along Mulholland.
13. Revegetating backfilled erosion gullies.
14. Removing non-natives from the Chaparral and Transition Chaparral areas.
15. Assisting the ranger in developing programs for the park.
16. Providing community liason to staff concerning park matters.
17. Planning special events in the canyon.

APPENDICES

APPENDIX A: ENVIRONMENTAL ASSESSMENT REPORT

In December of 1983 a Negative Declaration was filed (see document #RP 558-83) in which the findings stated that the acquisition and development of Runyon Canyon would be "overwhelmingly beneficial in that a valuable open space resource would be preserved for present and future recreational and aesthetic enjoyment." The Notice of Determination, filed in February of 1984 (see document #84-021), reaffirmed these findings. As part of our contract agreement, these environmental documents were reviewed to determine consistency between the findings of the original negative declaration and the proposed program. Our finding is that the development proposed in the program will not have a negative impact, but instead, it will create a significant benefit for the site's natural habitat, for the surrounding neighborhood and the city of Los Angeles.

The following is a discussion of the comparison made between the original negative declaration and the proposed program. The format follows the Initial Study and Checklist used by the City of Los Angeles, on an item-by-item basis, except in several cases, when factors need to be considered together. Where it has been determined that the program proposals have no impact on the canyon, it is indicated as such.

1. Earth and Water: The first issue addressed in the program is the restoration of Runyon Canyon's ecosystem. Its deterioration is the result of over thirty years of neglect and many fires, the most recent being in 1984. In the last few years specifically, high runoff rates from burned areas have caused erosion problems in the southern portion of the canyon. These problems include runoff along Runyon Canyon Road which causes erosion of adjacent hillsides and road washouts, and outflow problems at Fuller Drive and Vista Place. Erosion control proposals which would mitigate these problems start with keeping concentrated runoff flows away from sensitive slopes by returning the canyon's water to its natural watershed instead of diverting it down Runyon Canyon Road. This process includes first berming the edges of the road where gully erosion is occurring; then stabilizing and restoring the slopes using fill, crosspiece poles or chainlink fencing, and native plant materials that would provide both quick cover and deep root stability; and replacing the downdrains along the road.

Once returned to its natural watershed, dismissal of water from the site should be facilitated such that it avoids flooding neighborhoods downstream during peak periods. Program water runoff proposals include creating small checkdams along the watercourse, using part of the parking lot as a temporary holding

pond and installing a storm drain intake at the top of Fuller Drive (the latter being a Public Works project).

Finally, to avoid unnecessary compaction of the canyon's soil, the proposed trail system largely utilizes the existing trails. A few additional pathways are proposed for the Botanical Art Garden, but the use benefit received from the availability of these trails far outweighs the minor impact on the soil.

2. Air: No impact.

3. Plant and Animal Life: A comprehensive revegetation program has been proposed for Runyon Canyon. The restoration of the canyon's natural watershed and the revegetation of its slopes with native plant materials will improve erosion problems and wildlife habitat. Specifically proposed are the revegetation of the burned chaparral slopes, the removal of non-natives that compete with natives, revegetation of the Transition Chaparral zone to stabilize the slopes, reestablishing the riparian vegetation along the Intermittent Stream zone, and preserving the High Meadow. The plan calls for the preservation of each oak, sycamore and walnut tree and grove.

Several proposals have been made that specifically address enhancement of wildlife habitat in addition to revegetation. No fences are proposed except when needed for specified park uses, which allows large mammal movement. Providing year-round watering holes and leaving selected dead trees should improve habitat as well.

In the Estate Area, the program stresses the preservation and restoration of exotic plant materials. The Botanical Art Garden, the Palm Tree Allee and featuring old sculptural plants are a few examples of the proposals made for this area.

4. Noise: No negative impact. It is important to point out that there has been noise generated at night over the years by illegal canyon users. Proper patrolling, specifically provided by the proposed full time ranger/caretaker and backed up by the Los Angeles Police Department, should mitigate this existing impact.

5. Light and Glare: No impact.

6. Land Use: Quite simply, by making Runyon Canyon dedicated park land, an environment once reserved for the rich and famous of Hollywood is now made available to the public to enjoy.

7. Natural Resources: No impact.

8. Risk of Upset: No impact.

9. Population: No impact.

10. Housing: No impact.

11. Traffic/Circulation:

a. Park users will generate additional trips on existing city streets. The park's proposed circulation limits additional automobile traffic to one street. The increased number of trips generated per day, however, is small relative to the existing number of daily trips. Furthermore, the type of passive, natural park proposed at this facility will generate one of the lowest levels of traffic possible for any type of land use.

b. Because the canyon is being used now, without the park being formally open to the public, the lack of parking on-site causes some negative impact on neighborhood streets by canyon users. This problem will be alleviated by providing thirty-five public parking spaces on-site.

c. While the park is accessible by bus, the impact on existing transportation systems should be negligible.

d. Circulation patterns will be altered because the park has previously been closed to automobile traffic, but the impact should be minor.

e. There will be no impact on waterborne, air or rail traffic.

f. Opening the park to automobiles will reduce the traffic hazard on Fuller Avenue because it will be opening an existing dead end street to a more fluid circulation flow.

12. Public Services:

a. We have worked with both the local fire department and the city fire inspectors in developing the program for this park. The park's proposed circulation reflects fire fighter requests that park users who arrive by car enter and exit such that they do not conflict with fire trucks in case of emergency.

b. Public safety, both in the park and in surrounding neighborhoods, was a major factor in determining the design of the facility. Safety has been the concern articulated by well over ninety percent of the citizens involved in the process. The proposed facilities should greatly reduce neighborhood fear of crime in the park -- the Ranger Station, Caretaker's Cottage and related facilities were included in the program specifically to create a legitimate park presence and to prevent illegal uses. Additionally, police patrolling of Runyon Canyon will be facilitated by making the park readily accessible to emergency vehicles.

c. Los Angeles schools will benefit from this park because the development proposed focuses on environmental education. It will also provide natural open space as an alternative to asphalt playgrounds for school children, a need that was pointed out by the principal of Gardner Street Elementary School.

d. Developing Runyon Canyon as public open space commits the Department of Recreation and Parks to the allocation of personnel and funds for maintenance. It also provides the public with a unique wilderness park in the middle of Hollywood, an area currently suffering from insufficient open

space.

e. There will be no impact on maintenance of existing public facilities.

f. There will be no impact on other government services.

13. Energy: No impact.

14. Utilities: Only minor demands on existing utilities can be expected, primarily from the proposed Ranger Station and its accompanying facilities.

15. Human Health: No impact.

16. Aesthetics: The surrounding neighborhoods and community will benefit from the park's development. Specifically, the program precludes development on the canyon's ridges, which can be seen from many points throughout the Los Angeles area. The park itself will provide a natural escape from its highly urbanized surroundings, an important aesthetic alternative to the hectic city life in Los Angeles.

17. Recreation: Developing Runyon Canyon as an urban wilderness area for the public to enjoy will provide Los Angeles residents with an unique recreational opportunity.

18. Cultural Resources: Runyon Canyon's rich history will be preserved and promoted by restoring its native chaparral ecology, once important to the Chumash Indians; by maintaining key viewing spots so that the development of Los Angeles can be readily seen; by leaving the estate's old foundations as ruins of Hollywood's glamorous history; and by providing the Ranger Station where natural and cultural landscape history can be preserved and enjoyed by the public.

The development of Runyon Canyon as public open space will not have a significant negative impact on the canyon's environment, nor on the surrounding community. Instead, the proposed restoration of the canyon's natural ecosystem serves as a mitigation measure for past environmental neglect. The provision of the Ranger Station and related facilities promotes public safety, the single most important concern of surrounding residents. The proposed passive and natural recreation activities were specifically chosen to minimize the noise and traffic impact on neighbors and the natural environment. In sum, the development of this facility as proposed will provide the people of Los Angeles with significant benefits.

APPENDIX B: ISSUES

The program recommended in the master plan evolved, in part, from citizen, organization and agency participation in the design process. Through this process we continually raised issues and sought solutions through a dialogue with the community. Some of the issues that emerged in the preliminary stages, for example erosion control and crime prevention, were resolved in the goals report. Several of the more controversial issues, such as horseback riding and dogs off-leash, were debated at the community workshops, at which time innovative solutions were found by citizens. A few issues emerged late in the process, namely the size of the Play Area and the egress at Vista. The Board recommended those aspects of the preliminary plan be reconsidered, which is reflected in the master plan.

Listed below are all of the issues and debated activities that were articulated during the design process, and where in the planning documents their resolution is addressed. If a proposed activity has been excluded from the plan, it is because it was either environmentally incompatible, programmatically incompatible or found little public support.

<u>Issue</u>	<u>Resolution</u>
1. Fire prevention	1. Goals Report, Goal 2, Objective 3
2. Crime/need for more park surveillance	2. Goal 2, Objective 1 & 2
3. Homeless park residents	3. Revisions to Goals Report, Goal 2, Objective 1, Policy 8
4. Auto-accessible overlook	4. Revisions, Goal 2, Objective 2, Policy 3
5. Ecological preservation	5. Goal 1
6. Don't overdevelop park	6. Goal 5
7. Erosion control/ecological restoration	7. Goal 1, Objective 3
8. Encourage community involvement	8. Goal 7
9. Play area	9. Goal 6, Objective 1, details resolved in Master Plan
10. Dogs off-leash	10. Goal 6, Objective 4, policy resolved in workshops, see Appropriate Uses Report 9/25/85
11. Park should express site's history	11. Goal 3
12. Improve wildlife habitat	12. Goal 1, Objective 1
13. Minimize traffic impact on neighborhoods	13. Goal 5, Objective 3, parking and circulation details resolved in Master Plan
14. Provide linkage to Wattles Park and SMMNRA	14. Master Plan, Connections to Other Facilities
15. Provide environmental education	15. Goal 4

Issues, cont.

Resolutions, cont.

- | | |
|--|--|
| 16. Horseback riding | 16. Resolved in workshops, see Report 9/25/85 |
| 17. House a non-profit group | 17. Report 9/25/85 |
| 18. Permit overnight camping | 18. Excluded, Report 9/25/85 |
| 19. Smoking & bbque's not permitted | 19. Revisions, Goal 2, Objective 3, Policy 6 |
| 20. Exercise course | 20. Excluded, Report 9/25/85 |
| 21. Tennis court restoration | 21. Report, 9/25/85 |
| 22. Motorized cart | 22. Excluded, Report 9/25/85 |
| 23. Bicycles | 23. Excluded, but racks will be provided, Report 9/25/85 |
| 24. If neighborhood streets are listed on maps, users will park on streets | 24. Revisions, Goal 5, Objective 3, Policy 7 |
| 25. Graded Trails & Service Road too developed | 25. Graded Trails eliminated, Service Roads divided into Main & Emergency Service Roads, Revisions |
| 26. Proposed development adversely affects immediately adjacent properties | 26. Revisions, Goal 5, Objective 3, Policy 8 |
| 27. Inappropriate mixing of native/non-native plants | 27. Revisions, Goal 1, Objective 3, Policy 3 |
| 28. Expand participation to include more of city | 28. Councilman Woo held special community meeting 10/26/85 & conducted additional survey |

APPENDIX C: VOLUNTEER ACTIVITIES LIST

The following is a list of the different activities for which people have enlisted, with the names of those who wish to volunteer. A list with the name, address and phone number of each volunteer can be found in APPENDIX D, page 80.

Trash Clean Up

Edwin Womble
Fran Sakata
Dania de Jonghe
C. Bobren
Juanita Lapinski
Dennis Thomison
Bill Compton
Veronica Sewell
Richard Sedgwick
Elizabeth Norment
Ron Stumpo
George Schell
Alan Swyer
Elisabeth Clark
Dorothy Van Osdal
Dusty Urrea
Steve Willmon
Richard Lancaster
Gordon & Yvonne Hessler
Leigh French & Alan Myerson
C. Jayne Hays
Peter Bartlett
Mike Firmature
P. Kujawsky
Bob Geary
David Bridgman
Bessie Gillis
Judy Rosenthal
Paul Handley

Leading Walks

Mary Saito
Anita Garzon
Jenifer Palmer Lacy
Elisabeth Clark
Ron Stumpo
Elizabeth Norment
Bill Compton
Mike Firmature
Gordon & Yvonne Hessler
Steve Willmon
Paul Handley

Leading Walks, cont.

J. Gordet
Jo Kitz
Tim Wagner
Joel Ashley
Jim Lustgarten
David Bridgman
Paula Sills
Anita Tetrault
Grace Burnham
George Schell

Overseeing Programs

Ron Stumpo
Steve Willmon
Paul Handley
Elisabeth Clark
George Schell
Tim Woolmer
Nicholas Garwood
J. Deutch
Elnora Sales
Earl Fletcher
Tim Wagner
Joel Ashley
Gordon & Yvonne Hessler
Don Andre
Ruth Tracey
Elizabeth Leneman
Richard Hughes
Kristine Stokes
Bill Compton
Judy Rosenthal

Planting Trees

Jim Lustgarten
Gordon & Yvonne Hessler
David Parry
Peter Gelblum
Richard Lancaster
Fred Huebscher
Edwin Womble

Planting Trees, cont.

Dania de Jonghe
Daniel & Mabel de Jonghe
Vincent Panettiere
C. Bobren
Dennis Thomison
Bill Compton
Veronica Sewell
Richard Sedgwick
Elizabeth Norment
Ron Stumpo
George Schell
Elisabeth Clark
Leigh French & Alan Myerson
Steve Willmon
Paul Handley
Peter Bartlett
J. Gordet
Helen Hall
Cris Dion & Yuki Yoshizawa
Mary Malicki
Geoffry Oblath
J. Deutch
Greg Williams
Mr. & Mrs. Howard Singer
Richard Simonetti
Julius Neelley

Fund Raising

Carol Green
Elnora Sales
Bill Scheck
Fred Huebscher
Martin Cryan
Anita Garzon
Carrol Oliver
Peter Bartlett
Joel Ashley
Lori Smith
Gordon Hessler
Elisabeth Clark
George Gilbreath
Richard Hughes
Dan Zimbaldi
Bill Compton
Carla Pagliano

Gardening in Art Garden

Jim Curley
Jan Prevetti
Edwin Womble
Vincent Panettiere

Gardening, cont.

Veronica Sewell
Richard Sedgwick
Ron Stumpo
Elisabeth Clark
Mary Saito
Grace Burnham
George Schell
J. Gordet
Elizabeth Norment
Pat Swearinger
Helen Hall
Cris Dion & Yuki Yoshizawa
Mary Malicki
Dania de Jonghe
J. Deutch
Bettie Wagner
Stephen Black
Peter Gelblum
Mr. & Mrs. Howard Singer
Fred Huebscher
Martin Cryan
Richard Servick
Bessie Gillis
Harriot Mulac
Jenifer Palmer Lacy
Julius Neelley
Bill Compton

Friends of Runyon Canyon

J. Goodman
Dennis Thomison
Richard Sedgwick
Alan Swyer
Elisabeth Clark
Jenifer Palmer Lacy
Anita Garzon
Grace Burnham
Steve Willmon
La Vonne Richarson
Brian Dyer
Juanita Lapinski
Bill Compton
Ron Stumpo
Patricia Cook
Betty Lustgarten
Saul & Karin Cooper
Miriam & Herb Moorman

Building Trails

Vincent Panettiere
Bill Compton

Building Trails, cont.

Edwin Womble
Denis Thomison
Peter Henry
Richard Sedgwick
Elizabeth Norment
Ron Stumpo
Elisabeth Clark
Leigh French & Alan Myerson
Grace Burnham
Mary Malicki
Robert Nomicki
P. Kujawasky
Gordon Hessler
Peter Gelblum
Fred Huebscher
Roger Servick
Richard Simonetti
Veronica Sewell

Planning

Jenifer Palmer Lacy
Claire Lucas
Bill Compton
Grace Burnham
Ron Stumpo
George Schell
Alan Swyer
Elisabeth Clark
Tim Woolmer
Saul & Karin Cooper
Roger Servick
Richard Lancaster
Earl Fletcher
Steve Willmon
Gordon & Yvonne Hessler
Dabney Lopez
Gerald Hall
Leigh French & Alan Myerson
Paul Handley
Peter Henry
Jan Prevetti
Sylvia Lubow
Dusty Urrea
Joel Ashley
Lori Smith
Gordon & Yvonne Hessler
David Parry
Bob Geary
Don Andre
Peter Gelblum
Shelley Mahr
Randolph Manyfeathers

Planning, cont.

Marc Anthony Cordova
Andrea Goldberg
George Gilbreath
Richard Hughes
Kristine Stokes
Kathleen Roche-Zujko
Glenn Melnick
Richard Huebscher
Martin Cryan
Bessi Gillis
R. John Kleiser
Harry Stein
Elizabeth Norment
Dena Lavie
Julis Russell
Nicholas Garwood
Cris Dion & Yuki Yoshizawa
Mary Malicki
Judith Breier
Geoffry & Benedicta Oblath
J. Deutch
Alan Griffiths
Bettie Wagner
Brian & Julie Jenkins
P. Kujawasky
Randy Thingrold
Anita Tetrault
Alan Krieger
Miriam & Herb Moorman
Roger Servick
Julius Neelley

Several people have proposed additional ideas for volunteer action:

1. Carrol Oliver (Outpost Homeowners Association): donate native trees and wildflower seeds, planning and design of plantings.
2. Daniel and Mabel de Jonghe: donate Canary Island Pine trees.
3. Jane Purse: assist in dog area planning.
4. Ruth Tracey: develop a seniors program.
5. Tim Wagner: arrange activities and publicity.
6. Frieda Browdy: arrange nature displays for Ranger Station.
7. Kristine Stokes: do any kind of office-oriented work.
8. Joie Maeidow: arrange theatre game workshops, stuff envelopes, and other tasks to get things accomplished.
9. Elisabeth Clark: publicity, work to enhance community awareness and involvement.
10. Helen Hall: identify plants and wildflowers, illustrate self guided tour book.
11. Barbara McKinlay: secretarial work.
12. Mary Malicki: graphic production and paste up work.
13. Jann and John Thomson: take photographs.
14. Lauruce Struger: provide legal assistance.
15. Patty Campbell: archival research of the canyon's history, written and photographed.
16. Dan Zimbaldi & Carla Pagliano: promotions for fund raising.
17. Saul & Karin Cooper: audio visual material, self-guided tour book or any informational material provided at Ranger Station.
18. Bill Compton: grant writing.
19. Jenifer Palmer Lacy: handbook for interpretive walks, newsletter.
20. Julius Neelley: photography for Ranger Station exhibits, self-guided tour book, or informational material.

APPENDIX D: VOLUNTEER MAILING LIST

Marta Acosta
Gardner Elementary School
7450 Hawthorn Avenue
Los Angeles, CA 90046
876-4710

Frieda Browdy
1312 N. Curson
Los Angeles, CA 90046
874-2805

John & Lillah Albright
2620 La Cuesta
Los Angeles, CA 90046
876-5030

Elisabeth Clark
1558 N. Ogden Drive
Los Angeles, CA 90046
851-6135

Don Andre
7470 Franklin Ave.
Los Angeles, CA 90046
876-8244

Bill Compton
7244 Hillside #301
Los Angeles, CA 90046
874-1438

Joel Ashley
7470 Franklin Ave.
Los Angeles, CA 90046
876-8244

Grace Burnham
2265 Westwood Blvd. Box 789
Los Angeles, CA 90064
home 874-9995
work 473-0811

Diane Bardsley
2039 N. Curson Avenue
Los Angeles, CA 90046
876-3355

Patty Campbell
1437 Lucile Ave.
Los Angeles, CA 90026
666-6967

Peter Bartlett
1737 Whitley Ave.
Los Angeles, CA 90028
463-8458

Patricia Cook
1648 N. Ogden Drive #11
Los Angeles, CA 90046
home 874-0947
work 468-4585

Stephen Black
7404 Cervantes Place
Los Angeles, CA 90046
850-0122

Saul & Karin Cooper
2644 Larmar Drive
Los Angeles, CA 90068
home 8876-2429
work 464-1761

C. Bobren
1900 N. Vine St. #316
Los Angeles, CA 90068
856-0652

Marc Anthony Cordova
1730 Camino Palmero
Los Angeles, CA 90046
874-7606

David Bridgman
7464 Hillside Ave.
Los Angeles, CA 90046
874-7266

Martin Cryan
7420 1/2 Hollywood Blvd.
Los Angeles, CA 90046
850-6733

Jim Curley
P.O. Box 46565
Los Angeles, CA 90046
851-8199

Nicholas Garwood
1623 N. Formosa Ave.
Los Angeles, CA 90046
876-0565

Dania de Jonghe
3448 Hollydale Drive
Los Angeles, CA 90039
667-1836

Anita Garzon
511 N. Kenmore Ave. #102
Los Angeles, CA 90004
661-4762

Daniel & Mabel de Jonghe
9028 Crescent Drive
Los Angeles, CA 90046
656-4866

Bob Geary
7464 Hillside Ave.
Los Angeles, CA 90046
874-9146

J. Deutch
2757 Rinconia Drive
Los Angeles, CA 90068
(818) 788-6608

Peter Gelblum
1622 N. Sierra Bonita
Los Angeles, CA 90046
312-3173

Cris Dion & Yuki Yoshizawa
1800 N. La Brea
Los Angeles, CA 90046
no phone given

Herschel Gilbert
2451 Nichols Canyon Road
Los Angeles, CA 90046
876-6040

Brian Dyer
3562 Multiview Drive
Los Angeles, CA 90068
876-3836

George Gilbreath
1735 N. Fuller Ave. #102
Los Angeles, CA 90046
851-8363

Mike Firmature
1800 N. Highland Ave. #407
Los Angeles, CA 90046
463-2186

Bessie Gillis
7513 Fountain Ave.
Los Angeles, CA 90046
876-0607

Earl Fletcher
2534 Astral Drive
Los Angeles, CA 90046
876-6792

Andrea Goldberg
1536 N. Stanley Ave.
Los Angeles, CA 90046
876-2009

Leigh French & Alan Myerson
1850 N. Vista Street
Los Angeles, CA 90046
851-3736

J. Goodman
3955 Clayton Ave.
Los Angeles, CA 90027
662-3330

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