



July 7. 2025

Ronnie Villanueva
Interim Fire Chief, LAFD
200 N. Main St.
Los Angeles, CA 90012

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Dear Mr. Ronnie Villanueva:

This is to inform you that the letter below was sent to the following Los Angeles City personnel.

**RE: FINAL NOTICE OF DANGEROUS CONDITION OF PUBLIC PROPERTY,
PERVASIVE AND SYSTEMIC CODE VIOLATIONS, AND DEMAND FOR IMMEDIATE
REMEDIAL ACTION IN THE LAKE HOLLYWOOD COMMUNITY AND
SURROUNDING AREAS IMPACTING GRIFFITH PARK AND MOUNT LEE ACCESS**

Dear Mayor Bass, City Attorney Feldstein Soto, General Managers Kim and Rubio-Cornejo and Councilwoman Raman:

This letter serves as formal and final notice from the Lake Hollywood Homeowners Association, on behalf of its residents, of the unabated, escalating, and dangerous conditions prevailing on public property within and surrounding the Lake Hollywood Estates community. These conditions, directly resulting from the City's sustained failure to enforce its own mandatory codes and to manage the impacts of tourism related to the Hollywood Sign and Griffith Park, have created an intolerable and perilous environment for our residents and pose a direct threat to critical public infrastructure, including the Mount Lee Communications Facility.

For over a decade, the City of Los Angeles has been on actual and constructive notice of these severe public safety hazards. This awareness is extensively documented in numerous City Council Files (including but not limited to CF 14-1723, CF 17-0438 and its supplements, CF 18-1085, CF 23-0706, and CF 17-1115), departmental reports (e.g., the 2018 Dixon Study, LADOT Vision Zero studies), and a continuous record of resident complaints and community impact statements detailing

the "tremendous traffic congestion," "untenable situation" for pedestrian safety, pervasive illegal parking obstructing emergency access, and "illegal and unpermitted commercial activities." Despite this overwhelming and undeniable notice, the City has failed to implement effective, comprehensive, or sustained solutions.

The City's protracted inaction and systemic non-enforcement constitute a clear breach of its mandatory duties and have directly created a "dangerous condition of public property" as defined under California Government Code §835. The ongoing violations include, but are not limited to:

1. **Failure to Ensure Emergency Vehicle Access and Fire Safety (California Fire Code §503; LAMC Fire Code Art. 7, LAMC §57.4906.5.2, LAMC §91.7207):**
Your persistent failure to enforce parking regulations, including the prohibition of parking in designated fire lanes and on narrow hillside streets, routinely obstructs the mandatory 20-foot emergency vehicle access in a Very High Fire Hazard Severity Zone (VHFHSZ). This is compounded by concerns regarding inadequate brush clearance in critical areas, further elevating the catastrophic fire risk to our homes and the vital Mt. Lee communications facility.
2. **Failure to Manage Traffic and Ensure Roadway Safety (LAMC Div. "R" -Traffic Regulation In Parks, e.g., §86.02, §86.03, §86.06; LAMC §80.36.11):** The City has failed to enforce speed limits, address chronic traffic gridlock caused by tourist vehicles and unregulated tour buses, and provide safe pedestrian passage, despite clear evidence of hazardous conditions and specific recommendations from its own studies.
3. **Failure to Regulate Unpermitted Commercial Activity (LAMC §42.00, §42.13; LAMC §63.44 B.3):** Rampant, unpermitted commercial vending and unregulated tour operations continue unabated, contributing to congestion, public nuisance, and safety hazards, in direct violation of City ordinances.
4. **Failure to Protect Park Resources and Ensure Safe Public Access (LAMC §63.44):** The Department of Recreation and Parks has failed to adequately manage access to Griffith Park through our residential neighborhoods, leading to overuse, degradation of park resources, and unsafe and unsecured conditions.

5. **Violation of the California Environmental Quality Act (CEQA):** The City has allowed and, in some cases, promoted "projects" such as vista points and unmanaged tourism influxes affecting a historic resource (Hollywood Sign, HCM#111) and its surrounding environment without the required environmental review and mitigation.

The Lake Hollywood Homeowners Association demands the following immediate and sustained actions from the City of Los Angeles:

1. **Immediate Saturation Enforcement:** Implement a continuous, zero-tolerance enforcement program for all applicable LAMC and State codes related to traffic, parking (especially fire lanes and Red Flag Day restrictions), illegal vending, tour bus operations, and fire safety (including brush clearance) in the Lake Hollywood Estates area and its access corridors.
2. **Implementation of a Comprehensive Tourism Access Management Plan:** Immediately develop and implement the long-overdue, unified Hollywood Hills/Griffith Park Access & Tourism Management Plan, incorporating measures such as designated Hollywood Sign viewing areas where there is ample parking and staffing to educate visitors on activities in Griffith Park and the history of The Hollywood Sign and removing our residential neighborhoods and narrow hillsides as tourism magnets that cannot handle the massive congestion they endure daily. There must be strict limitations on vehicular access through our residential areas, and robust infrastructure for emergency response time and evacuations.
3. **Critical Infrastructure and Safety Upgrades:** Prioritize and fund essential infrastructure improvements, including traffic calming measures, sidewalk installations, and enhancements to emergency access routes as previously identified in City studies.
4. **Protection of Mount Lee Communications Facility:** Take immediate steps to ensure unimpeded emergency and maintenance access to the Mount Lee Facility and rigorously enforce all fire safety and utility WMP requirements in the surrounding VHFHSZ.

The City's continued negligence is not only a betrayal of its duty to its residents but also a significant fiscal liability, as evidenced by reported citywide liability payouts. Failure to finally and effectively address these long-standing, dangerous conditions will leave the Lake Hollywood Homeowners Association and its members no alternative but to pursue all available legal remedies to compel the City to perform its mandatory duties and protect our community.

We demand a meeting with representatives from your respective offices within fifteen (15) business days of this letter to review the City's definitive implementation plan for these actions. We further demand a written, comprehensive mitigation and enforcement plan within thirty (30) days that enacts the solutions your own Council and departments have previously identified or that are mandated by law.

Regards,

Kristina O'Neil

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CC: D. Buchanan, C. Cobb, M. Cohan, L. Hope, K. Kevorkian, K. York