



LAKE HOLLYWOOD HOMEOWNERS ASSOCIATION

July 7, 2025

Joseph T. Edmiston, Executive Director  
Members of the Board  
Santa Monica Mountains Conservancy  
2600 Franklin Canyon Drive  
Beverly Hills, CA 90210

**VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**RE: NOTICE OF VIOLATION OF THE SANTA MONICA MOUNTAINS  
CONSERVANCY ACT; DEMAND FOR IMMEDIATE ACTION TO REMEDY UNSAFE  
CONDITIONS AND UNREGULATED ACCESS IMPACTING SMMC-GOVERNED  
LANDS AND ADJACENT COMMUNITIES**

Dear Mr. Edmiston and Members of the SMMC Board:

Notice is hereby given by the Lake Hollywood Homeowners Association that the Santa Monica Mountains Conservancy (**SMMC**) is in violation of its statutory duties under the Santa Monica Mountains Conservancy Act (Public Resources Code, Division 23). Your agency's failure to adequately manage public access to lands within your jurisdiction, and your lack of effective coordination with the City of Los Angeles, directly contributes to the severe public safety crisis and environmental degradation occurring in and around the Lake Hollywood Estates community, which serves as a critical access corridor to SMMC, influenced parklands and the Hollywood Sign.

The SMMC's inaction and/or inadequate policies have allowed an unmanageable influx of visitors to overwhelm local infrastructure, creating hazardous conditions and degrading the very resources you are mandated to protect. These failures constitute violations of, but are not limited to:

1. **Breach of Public Trust (PRC §33001):** The SMMC is mandated to hold the Santa Monica Mountains Zone "in trust for present and future generations." Your agency's failure to mitigate the severe impacts of unmanaged tourism, which damages natural resources and endangers public safety in access areas, constitutes a breach of this trust.

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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