



Los Angeles City Planning Department

6262 Van Nuys Boulevard, Suite 430 Van Nuys, CA 91401-2709

NOTICE OF PUBLIC HEARING MULHOLLAND SCENIC PARKWAY DESIGN REVIEW BOARD

*Alan Kishbaugh, Chair, Jack Dawson, Vice Chair
Gene H. Klow, Michael Kaufman, Joshua Link, Ben Di Benedetto, Shahab Ghods*

DATE: Wednesday, January 17, 2018 (NEW DATE AND TIME)
TIME: 3:00 PM
PLACE: MARVIN BRAUDE CONSTITUENT SERVICE CENTER (LOCATION 3rd
WEDNESDAYS OF MONTH)
6262 Van Nuys Blvd, Van Nuys, CA 91401
ROOM 1A (see map on back page)

POLICY FOR PUBLIC HEARINGS.

The Board at times must necessarily limit the speaking times of those presenting testimony on either side of an issue. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Board must be submitted prior to the Board's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE BOARD MUST COMPLETE A SPEAKER'S REQUEST FORM, WHICH IS MADE AVAILABLE AT THE HEARING, AND SUBMIT IT TO STAFF.**

To ensure that the Board has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Planning Department, Mulholland Specific Plan staff, 6262 Van Nuys Blvd., Suite 430, Van Nuys, CA 91401, as far in advance of the meeting date as possible.

The Board may reconsider and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting.

1. Call to Order
2. Review of Agenda (Note: Agenda items may be heard out of the order listed.)
3. Public Comment Period
4. Board/Staff Communications
5. Public Hearing: Consent Calendar – None
6. Public Hearing: Preliminary Design Review
7. Public Hearing: Continued Cases

- i) **DIR-2016-2455-DRB-SPP-MSP, 3686-3688 NORTH FREDONIA DRIVE (CD 4)** –Demolition of two existing, one-story, multi-family residential structures and the construction of a new, 6,628 square-foot, small-lot subdivision with four (4) units with four (4) individual garages of 400 square feet each. The project includes approximately 1,309 square feet of hardscape and 941 square feet of porch/patio/breezeway/balcony space. This would result in a total structure maximum of 9,569 square-feet (among four units) and a maximum height of approximately 33 feet six (6) inches. The project is in the MSP Outer Corridor, is not subject

to the Baseline Hillside Ordinance, and on an approximately 7,281 square-foot lot. The project is downslope from the Fredonia Drive right-of-way and downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 331 Cubic Yards (CUYD), Fill: 403 CUYD, Export: 0 CUYD, Import: 72 CUYD
Related Environmental: ENV-2016-2456-CE
Related Case: VTT-74217-SL

8. Public Hearing: New Cases

- i) **DIR-2017-4271-DRB-SPP-SPPA-MSP, 7120 MACAPA DRIVE (CD 4)** – Construction of a 1,358 square-foot addition to an existing 2,753 square-foot one-story, single-family residence including an existing 400 square-foot, two-car garage. The project includes 941 square-foot addition to the first floor, a 392 square-foot new second floor and 3,657 square feet of hardscape. The proposed structure is a total of 4,111 square feet and a maximum of 16 feet and five (5) inches in height on an approximately 10,953 square-foot lot. The project also includes an adjustment for height of no more than 10% above the existing height limit. The project is in the MSP Inner Corridor and subject to the Baseline Hillside Ordinance. The project is downslope from the Macapa Drive right-of-way and upslope from Mulholland Drive, and is visible from Mulholland Drive. The project does not propose the removal of any protected trees or any grading.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-4272-CE

- ii) **ZA-2017-4575-ZAD-DRB-SPP-MSP, 2700-2800 N WOODSTOCK ROAD (CD 4)** – Demolition of a 2,642 square foot one-story, single-family residence and construction of a new 4,994 square-foot two-story, single-family residence with a 452 square-foot detached, two-car garage. The project includes 1,580 square feet of hardscape, 792 square feet of covered porch/patio/breezeway/balcony space, 1,479 square feet of basement, one (1) retaining wall, and a pool and spa. The proposed structure is a total of 7,717 square feet and a maximum of 25 feet in height on a 61,733 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The project is upslope from Woodstock and downslope from Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose the removal of any protected trees.

The project also requests a Zoning Administrators Determination for relief from street improvements related to construction on a Substandard Hillside Limited Street.

Grading – Cut: 974 Cubic Yards (CUYD), Fill: 287 CUYD, Export: 687 CUYD, Import: 0 CUYD
Related Environmental: ENV-2013-1736-MND-REC3

- iii) **DIR-2017-4866-DRB-SPP-MSP, 15552 AQUA VERDE DRIVE (CD 5)** – Construction of a 1,255 square-foot addition to a one-story single-family residence with an existing 430 square-foot, two-car, attached garage. The project includes converting an existing 200 square-foot covered patio to livable space, a 175 square-foot addition to make a three-car garage, an 825 square-foot addition to the front of the home, 55 square feet of covered porch/patio/breezeway/balcony space, 1,500 square feet of hardscape, a pool, and spa. The proposed total structure is 4,487 square feet and a maximum height of 18 feet on a 11,572 square-foot lot. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance, and Hillside Construction Regulation District. The project is upslope from Aqua Verde Drive and downslope from Mulholland Drive, and is not visible from Mulholland Drive. The project does not propose the removal of protected trees or any grading.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-4867-CE

- iv) **DIR-2017-4901-DRB-SPP-MSP, 16070 VALLEY WOOD ROAD (CD 5)** – Demolition of an existing 3,228 square-foot one-story single family residence and construction of a new 4,533 square-foot, two-story, single-family residence with a 420 square-foot, two-car attached garage. The project includes 80 square feet of covered porch/patio/breezeway/balcony space, 2,234 square feet of hardscape, one new retaining wall, a pool and a spa. The proposed total structure is 5,247 square feet and a maximum height of 33 feet and eight (8) inches on a 17,511 square-foot lot. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project is upslope from Valley Wood Road and downslope from Mulholland Drive, and is not visible from Mulholland Drive. The project does not propose the removal of any protected trees.

Grading – Cut: 118 Cubic Yards (CUYD), Fill: 115 CUYD, Export: 3 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-4903-CE

- v) **DIR-2017-5065-DRB-SPP-MSP, 12300 IREDELL STREET (CD 2)** – Demolition of an existing 1,941 square-foot single-family residence and construction of a new two-story, 8,035 square-foot, single-family residence with a 675 square-foot attached three-car garage. The project includes 285 square feet of covered porch/patio/breezeway/balcony space, 1,325 square feet of basement area, 1,250 square feet of hardscape, a 550 square-foot pool house, three (3) retaining walls, and a pool. The proposed structure is a total of 9,975 square feet maximum with an RFA of 8,895 square feet, and a maximum height of 28 feet on a 46,687 square-foot lot. The project is in the Outer Corridor and subject to Baseline Hillside Ordinance. The project is upslope from Iredell Street and downslope from Mulholland Drive, and is not visible from Mulholland Drive. The project is within 200 feet of a public parkland and does not propose the removal of any protected trees.

Grading – Cut: 1,290 Cubic Yards (CUYD), Fill: 301 CUYD, Export: 989 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-5064-CE

9. Next meeting – WEDNESDAY, FEBRUARY 7, 2018, 3 PM, VAN NUYS CITY HALL, 2ND FLOOR COUNCIL CHAMBERS, 14410 Sylvan St, Van Nuys, CA 91401

10. Adjourn

* The DRB shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter jurisdiction of the DRB. The Chair of the DRB may allocate the number of speakers per subject, the time allotted on each subject, and the time allotted to each speaker.

Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days' notice is strongly recommended.

Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Mulholland Scenic Parkway Specific Plan Design Review Board is a "legislative body" and must:

1. Conduct all quorum meetings in public; and
2. Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department and the Planning Department Website. Click on Meeting/Hearing/Environmental.

Department of City Planning

Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Blvd., Suite 430
Los Angeles, CA 91401

Internet: <http://planning.lacity.org/>

MATERIALS SUBMITTED FOR THE ABOVE REFERENCED CASES ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AT THE ABOVE ADDRESS.

For additional information, contact Mulholland Staff:
Alycia Witzling at alycia.witzling@lacity.org or 818-374-5044.

