



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, February 7, 2018 (NEW DATE AND TIME)
TIME: 3:00 PM
PLACE: VAN NUYS CITY HALL (NEW LOCATION 1ST WEDNESDAYS OF MONTH)
14410 Sylvan St, Van Nuys, CA 91401
Second Floor Council Chambers (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 agenda 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-2014-4052-DRB-SPP-MSP, 2782 N WOODSTOCK ROAD (CD 4)** – The construction of an approximately 4,139 square feet of Residential Floor Area, three-story, single-family residence on a vacant lot. The 749 square-foot, two-car garage is located within the basement level. The project includes two (2) retaining walls, a pool, and approximately 1,707 square-feet of hardscape. The proposed gross total structure is 4,888 square feet and a maximum height of 25 feet on a proposed 28,213 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The building pad is upslope of the Woodstock Road right-of-way and downslope of Mulholland Drive. The applicant has

stated that the proposed project is visible from Mulholland Drive. The project includes the removal of protected trees. The project requires a haul route.

Grading – Cut: 2,492 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 2,492 CUYD, Import: 0 CUYD
Related Environmental – ENV-2014-4053-CE

- ii) **DIR-2014-4056-DRB-SPP-MSP, 2790/2794 N WOODSTOCK ROAD (CD 4)** – The construction of an approximately 3,683 square feet of Residential Floor Area, two-story, single-family residence on a vacant lot. The 409 square-foot, two-car garage is located within the basement level. The project includes two (2) retaining walls, a pool, and approximately 2,885 square-feet of hardscape. The proposed gross total structure is 4,692 square feet and a maximum height of 25 feet on a proposed 19,352 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The building pad is upslope of the Woodstock Road right-of-way and downslope of Mulholland Drive. The applicant has stated that the proposed project is visible from Mulholland Drive. The project includes the removal of protected trees. The project requires a haul route.

Grading – Cut: 2,278 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 2,278 CUYD, Import: 0 CUYD
Related Environmental – ENV-2014-4057-CE

- iii) **DIR-2016-3745-DRB-SPP-MSP, 2980 N HUTTON DRIVE (CD 5)** – Construction of a new, 5,429 square feet of Residential Floor Area, two-story, single-family residence with a 507 square-foot, three-car garage. The project includes 708 square feet of covered patio/porch/breezeway/balcony area, 1,717 square feet of basement area, a 12 foot in height retaining wall, an accessory living quarter, 5,003 square feet of hardscape, and a swimming pool/spa. This would result in a total structure of 7,796 gross square feet and a maximum height of approximately 35 feet and six (6) inches, on an approximately 56,454 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The project is upslope from the Hutton Drive right-of-way and downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project proposes removal of one protected tree. The project requires a haul route.

Grading – Cut: 3,485 Cubic Yards (CUYD), Fill: 917 CUYD, Export: 2,568 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3746-CE

- iv) **DIR-2017-2177-DRB-SPP-MSP, 22568 WEST UHEA ROAD (CD 3)** – Construction of a new, 4,046 square feet of Residential Floor Area, single-family residence with a 896 square-foot, two-car garage. The project includes approximately 821 square feet of hardscape and 896 square feet of basement area. This would result in a total structure of 5,142 gross square feet and a proposed maximum height of approximately 25'-0" on an approximately 19,685 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope from the Uhea Road right-of-way and upslope of Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 898 Cubic Yards (CUYD), Fill: 408 CUYD, Export: 878 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-2178-CE

- v) **DIR-2017-2184-DRB-SPP-MSP, 22574 WEST UHEA ROAD (CD 3)** – Construction of a new, 4,508 square feet of Residential Floor Area, single-family residence with a 400 square-foot, two-car garage. The project includes approximately 1,281 square feet of hardscape and 1,153 square feet of basement area. This would result in a total structure of 5,861 gross square feet and a proposed maximum height of approximately 25'-0" on an approximately 15,296 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope from the Uhea Road right-of-way and upslope of Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 938 Cubic Yards (CUYD), Fill: 239 CUYD, Export: 892 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-2185-CE

8. Public Hearing: New Cases

- i) **DIR-2017-5353-DRB-SPP-MSP, 3141 N. COLDWATER CANYON AVENUE (CD 4) –** Additions to an existing 3,052 square foot main house and 552 square foot guest house consisting of a new 3,260 square-foot 7-car attached garage, a 867 square-foot 4-car detached garage, converting of an existing 525 square-foot garage to Habitable Area, and additions totaling 3,693 square feet of gross area, to the one-story, single-family residence. An Accessory Dwelling Unit of 1,162 square feet is under consideration under a separate permit per state laws codified under AB 2299 and SB 1069 in 2016. The project includes 1,451 square feet of covered porch/patio/breezeway/balcony, a tennis court, pool, and two (2) retaining walls. Total Residential Floor Area proposed is 12,402 square feet. This would bring the total structure to 12,602 gross square feet and a maximum height of 30 feet on an approximately 124,955 square foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The project is upslope from the Coldwater Canyon Avenue right-of-way and downslope from Mulholland Drive, and is not visible from Mulholland Drive. The project is 200 feet from public parkland. The project does not propose the removal of any protected trees.

Grading – Cut: 1,050 Cubic Yards (CUYD), Fill: 169 CUYD, Export: 881 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-3080-CE

9. Next meeting – WEDNESDAY, FEBRUARY 21, 2018, 3 PM (NEW DATE AND TIME), MARVIN BRAUDE CONSTITUENT SERVICE CENTER, ROOM 1A, 6262 Van Nuys Blvd, 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.

