



# 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, July 18, 2018  
**TIME:** 3:00 PM  
**PLACE:** MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
(LOCATION 3<sup>rd</sup> WEDNESDAYS OF MONTH)  
6262 Van Nuys Blvd, Van Nuys, CA 91401  
1<sup>ST</sup> FLOOR - 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 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**
  - i) **DIR-2018-3479-DRB-SPP-MSP, 9787 W BLANTYRE DRIVE (CD 5)** – Demolition of existing retaining walls and the construction of two (2) retaining walls on a lot with an existing, 2,515 square-foot, two-story, single-family residence with an attached, garage. The wall heights range from three (3) feet and 10 inches to seven (7) feet and nine (9) inches. The project is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance adopted on March 17, 2017, and is on an approximately 30,565.6 square-foot lot. The project is upslope of the Blantyre Drive right-of-way and downslope of Mulholland Drive. The project is not visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 136 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 136 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2018-3480-CE

6. Public Hearing: **Preliminary Design Review - None**

7. Public Hearing: **Continued Cases**

- i) **DIR-2017-3522-DRB-SPP-MSP-TOC, 3645 - 3657 N REGAL PLACE (CD 4)** – Demolition of five existing multi-family residential structures, and the construction of a new four-story, 28 residential-unit, 58,000 square feet of Floor Area multi-family dwelling split between two (2) structures, with 15,700 square feet of parking including one at-grade garage level and one subterranean garage level for a total of 56 parking spaces pursuant to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The project includes approximately 4,300 square feet of hardscape, 3,000 square feet of covered porch/patio/breezeway/balcony area, 10,700 square feet of basement area, 32 bike parking spaces, and two (2) retaining walls. This would result in a total structure maximum of 68,000 gross square feet (among two [2] structures). The project is proposed for an approximately 35,528.5 square-foot site. The project is in the MSP Outer Corridor, upslope from the Regal Place right-of-way, downslope from Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project requires a haul route. The project proposes the removal of five protected trees.

The project is located in the Transit Oriented Community (TOC) Tier 3 Zone. The applicant is requesting a maximum envelope height of approximately 47 feet, and 59 feet in height overall as permitted as an incentive by the TOC Program, and a density bonus of 40% for an extra eight (8) units as permitted per the TOC Program for Tier 3 zones, with four (4) units designated as Very Low Income units. The applicant is also requesting a reduction in Open Space by 25% to 3,188 square feet per the TOC Program for Tier 3 zones.

Grading – Cut: 13,000 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 13,000 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2017-5310-CE

8. Public Hearing: **New Cases**

- i) **CPC-2017-5287-DB-DRB-SPP-MSP, 3077 NORTH CAHUENGA BOULEVARD (CD 4)** – Demolition of existing 5,556 square-foot commercial structure; and the construction of a new 45 unit, 38,161 square-foot, three-story, residential apartment complex, with 21,754 square-foot parking garage for 50 cars within two (2) levels of subterranean parking. This would result in a total structure of 59,915 square feet with a maximum height of approximately 45 feet. The project includes 186 square feet of covered porch/patio/breezeway/balcony area, 5,737 square feet of hardscape, and associated community amenities. The project is located in the MSP Outer Corridor and on an approximately 24,614 square-foot site. The project is upslope of the North Cahuenga Boulevard right-of-way and is downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project requires a haul route.

Grading – Cut: 9,794 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 9,794 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2017-5286-CE

- ii) **DIR-2017-2955-DRB-SPP-MSP, 3599 N LANKERSHIM BLVD (CD 2)** –Construction of an approximately 3,588 square feet of Residential Floor Area, two-story, single-family residence with a three-car, attached garage on a privately-owned, residential vacant lot. The 509 square-foot garage is located within the basement level. The project includes 320 square feet of covered porch/patio/breezeway/balcony area. The project also includes a 747 square-foot basement, a pool, and approximately 1,864 square feet of hardscape. The proposed gross total structure is 4,844 square feet and a maximum height of 30 feet on a 22,282 square-foot lot. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The building pad is upslope from Lankershim Boulevard and downslope

from Mulholland Drive, and is visible from Mulholland Drive. The project is within 100 feet of a stream bank and proposes the removal of three (3) protected trees.

Grading – Cut: 1,220 Cubic Yards (CUYD), Fill: 106 CUYD, Export: 1,114 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2014-4031-EIR

**9. Next meeting – WEDNESDAY, August 1, 2018, 3 PM, VAN NUYS CITY HALL, 2<sup>ND</sup> FLOOR COUNCIL CHAMBERS, 14410 Sylvan St, Van Nuys, CA 91401**

**10. Adjourn**

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\* 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](mailto:alycia.witzling@lacity.org) or 818-374-5044.

Andre Calderon at [andre.calderon@lacity.org](mailto:andre.calderon@lacity.org) or 818-374-5061.

