



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
Ben Di Benedetto, Linda Brettler, Shahab Ghods, Michael Kaufman, Gabrielle Newmark*

DATE: Wednesday, February 6, 2019
TIME: 3:00 PM
PLACE: VAN NUYS CITY HALL (1ST WEDNESDAYS OF MONTH LOCATION)
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. Election of Board Officers
6. Public Hearing: Consent Calendar
 - i) **DIR-2018-6223-DRB-SPP-MSP, 2435 NORTH OUTPOST DRIVE (CD 4)** – Construction of a new 906 square foot open-to-the-sky deck on a lot with an existing 1,939 square-foot, single-family residence with a 400 square-foot, two-car, garage. There is no change to the existing structure's gross or square footage or Residential Floor Area. The project includes a permeable wood deck, a pool, and two (2) new retaining walls that are a combined 16 feet in height. The project is located in the Outer Corridor and on an approximately 21,519 square-foot site. The project is upslope of Outpost Drive and is downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project does not propose the removal of any protected trees.

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

8. Public Hearing: **Continued Cases**

- i) **DIR-2017-1698-DRB-SPP-MSP, 3329 NORTH DONA ROSA DRIVE (CD 2)** – The major remodel of an existing, 2,928 square-foot, one-story, single-family residence with a 763 square-foot three-car, attached garage. The project includes the construction of a new 2,081 square-foot addition with a new 250 square-foot covered patio and new 246 square-foot Accessory Living Quarter (veranda), in addition to 150 square-feet of existing covered patio. The project also includes the addition of a 1,480 square-foot basement area, 4,920 square feet of hardscape, retaining walls, decks, a tennis/sports court, and a swimming pool/spa. This would result in a total structure of approximately 7,648 gross square feet, 5,968 square feet of which is Residential Floor Area. The project would be a maximum height of approximately 44 feet and 11 inches on an approximately 27,492 square-foot lot. The project is in the Inner Corridor and subject to the Baseline Hillside Ordinance adopted after March 17, 2017. The project is downslope from the Dona Rosa 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: 1,618 Cubic Yards (CUYD), Fill: 933 CUYD, Export: 685 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-1699-CE

- ii) **ZA-2017-4575-ZAD-DRB-SPP-MSP, 2700 NORTH WOODSTOCK RD. (CD 4)** – Demolition of an existing 2,642 square-foot dwelling and carport, the construction of a new, 4,994 square-foot, two-story, single-family residence, and a detached 400 square-foot, two-car garage. The project includes 657 square-feet of covered porches and patios. The project also includes a 1,479 square-foot basement. The project includes 1,066 square-feet of hardscape, a swimming pool, spa, and impact/retaining walls. The proposed structure totals approximately 7,503 gross square feet, of which 5,651 square feet is Residential Floor Area. The proposed project's maximum height is approximately 25 feet. The project is in the Outer Corridor, subject to the Baseline Hillside Ordinance adopted on March 17, 2017, and on an approximately 61,733 square-foot lot. The building pad is upslope of the Woodstock Road right-of-way and the applicant has stated that the project is visible from Mulholland Drive. The project does not include the removal of protected trees.

Grading: Cut: 974 Cubic Yards (CUYD), Fill: 287 CUYD, Export: 687 CUYD, Import: 0 CUYD
Related Environmental: ENV-2013-1736-MND-REC3,
Related Case: DIR-2014-2427-DRB-SPP-MSP, ZA-2013-1734-ZAD

- iii) **DIR-2018-3662-DRB-SPP-MSP, 2580 ROSCOMARE ROAD (CD 5)** – Demolition of an existing 2,565 square-foot single-family home; and the construction of a new, two-story, 3,826 square-foot, single-family residence with a 436 square-foot, two-car, attached garage, and 186 square-foot covered patio. This would result in a total structure of approximately 4,212 gross square feet, of which 4,012 square feet is Residential Floor Area. The proposed project's maximum height is approximately 26 feet and six (6) inches. The project includes 1,382 square feet of hardscape and a pool. The project is located in the Outer Corridor and on an approximately 13,936 square-foot site. The project is downslope of the Roscomare Road right-of-way and is downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project is within 200 feet of parkland. The project does not propose the removal of any protected trees.

Grading – Cut: 50 Cubic Yards (CUYD), Fill: 50 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2018-3663-CE

- iv) **DIR-2018-3686-DRB-SPP-MSP, 3296 HUTTON DRIVE (CD 5)** – Demolition of an existing two-story, single-family residence, and construction of a new, two-story, 5,096 square-foot, single family residence that includes a 407 square-foot, two-car garage. The project includes 994 square feet of basement area. The project also includes 2,227 square feet of hardscape, a pool, spa, and retaining walls. The proposed structure totals approximately 6,090 gross square feet, of which 4,896 square feet is Residential Floor Area. The project is a maximum height of approximately 24 feet on a 14,507 square-foot lot. The project is in the Outer Corridor, within 50 vertical feet of a prominent ridge, and within 100 feet of a stream bank. The project is subject to Baseline Hillside Ordinance (BHO) adopted on March 17, 2017 and is claiming a 20% BHO bonus of square footage for a second floor 75% of the size of the first floor. The project is upslope of Hutton Drive and downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project does not propose the removal of any protected trees.

Grading – Cut: 1,034 Cubic Yards (CUYD), Fill: 130 CUYD, Export: 904 CUYD, Import: 0 CUYD
Related Environmental: ENV-2018-3687-CE

9. Public Hearing: **New Cases - None**

10. Next meeting – **WEDNESDAY, FEBRUARY 20, 2019, 3:00 PM, MARVIN BRAUDE
CONSTITUENT SERVICE CENTER, ROOM 1A, 6262 Van Nuys Blvd, Van Nuys, CA 91401**

11. Adjourn

GENERAL INFORMATION

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/>

For additional information, contact Mulholland Staff:

Alycia Witzling at alycia.witzling@lacity.org, Dominick Ortiz at dominick.ortiz@lacity.org, or Planning.MulhollandSPInfo@lacity.org

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

OPEN MEETINGS - 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. 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.

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. Appointments are encouraged. **Files are not available for review the day of the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any

decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

