



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 20, 2019
TIME: 3:00 PM
PLACE: MARVIN BRAUDE CONSTITUENT SERVICE CENTER
(LOCATION 3rd WEDNESDAYS OF MONTH)
6262 Van Nuys Blvd, Van Nuys, CA 91401
1ST 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
6. Public Hearing: Preliminary Design Review – None
7. Public Hearing: Continued Cases
 - i) **CPC-2017-5287-DB-DRB-SPP-MSP, 3077 Cahuenga Boulevard (CD 4)** – Demolition of existing 7,166 square-foot commercial structure; and the construction of a new 40 unit, 26,585 square-foot, three-story, residential apartment complex, with a 21,754 square-foot parking garage for 51 cars within two levels of subterranean parking. This would result in a total structure of 35,835 square feet with a maximum height of approximately 47 feet. The project includes 5,340 square feet of hardscape, and associated community amenities. The project is located in the Outer Corridor and on an approximately 24,990 square-foot site. The project is upslope from Cahuenga Boulevard right-of-way and is downslope from Mulholland Drive.

The applicant has stated that the project is not visible from Mulholland Drive. The project is also in the Ventura/Cahuenga Boulevard Corridor Specific Plan and requires approval for Project Permit Compliance for that Specific Plan. The project requests an off-menu Density Bonus which requires City Planning Commission approval to allow relief from the Ventura/Cahuenga Boulevard Corridor Specific Plan in order to have a Floor Area Ratio (FAR) of 1.5:1 in lieu of the permitted 1:1, and a maximum height of 51 feet in lieu of the permitted 30 feet. The project also 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-2016-3279-DRB-SPP-MSP, 4265 Ensenada Drive (CD 3)** – Construction of a new, 1,397 square-foot, two-story, single-family dwelling with an attached, two-car, 354 square-foot garage. The project includes a 689 square-foot basement and 1,352 square feet of hardscape. The proposed total structure is 2,319 gross square-feet, of which 1,397 square feet is Residential Floor Area as defined by the Baseline Hillside Ordinance adopted prior to March 17, 2017. The project has a maximum height of approximately 25 feet on an approximately 4,105 square-foot lot. The project is in the Outer Corridor as well as the Girard Tract Specific Plan. The project is upslope of Ensenada Drive and Mulholland Drive. The applicant states that the project is not visible from Mulholland Drive. The project does not include the removal of any protected trees or street trees. This project requires a haul route.

Grading – Cut: 1,029 Cubic Yards (CUYD), Fill: 4 CUYD, Export: 1,025 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3280-CE
Related Cases: DIR-2016-3281-DRB-SPP, DIR-2016-3286-DRB-SPP

8. Public Hearing: **New Cases**

- i) **DIR-2018-6704-DRB-SPP-MSP, 7427 Pyramid Place (CD 4)** – Demolition of an existing 3,661 square-foot single-family dwelling and construction of a new two-story single-family dwelling totaling 5,971 gross square feet, of which 5,571 square feet is Residential Floor Area. The project includes a 610 square-foot attached three-car garage and a 1,104 square-foot basement. The project includes 3,462 square feet of hardscape and is a maximum height of 27 feet on a 14,904 square-foot lot. The project is in the Inner Corridor and subject to the Baseline Hillside Ordinance adopted March 17, 2017. The project is upslope from Pyramid Place and upslope from Mulholland Drive. The applicant states that the project is not visible from Mulholland Drive. The project does not propose the removal of any protected trees.

Grading – Cut: 44 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 44 CUYD, Import: 0 CUYD
Related Environmental: ENV-2018-6705-CE

- ii) **DIR-2019-199-DRB-SPP-MSP, 3051 Antelo View Drive (CD 5)** – Partial demolition of 2,855 square feet of an existing 5,802 square-foot single-family dwelling, and construction of a new two-story addition of 8,614 square feet, which includes 4,757 on the first floor and 3,857 square feet on the second floor, and the construction of a new one-story, 819 square-foot tennis pavilion. The project proposes 1,044 square feet of covered patio space which is included in the first floor number above, 23,185 square feet of hardscape, and a maximum height of 28 feet on an 89,264 square-foot lot. The project is in the Inner Corridor and subject to the Baseline Hillside Ordinance adopted March 17, 2017. The project is downslope Antelo View Drive and downslope from 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 and does not propose any grading.

Related Environmental: ENV-2019-200-CE

- iii) **DIR-2019-125-DRB-SPP-MSP, 6940 Oporto Drive (CD 4)** – Construction of a new pool, spa, and pool deck with a maximum height of 20 feet and one inch to an existing 3,375 square-foot single-family dwelling on a 10,600 square-foot lot. No change to the house is proposed. The project also includes a new concrete pad and driveway to accommodate additional non-required parking. The project includes 2,211 square feet of total hardscape. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance adopted March 17, 2017. The project is downslope from Oporto Drive and downslope from Mulholland Drive. The project does not propose the removal of any protected trees. The scope of work is different than what was considered under DIR-2010-2164-DRB-SPP-MSP.

Grading – Cut: 245 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 245 CUYD, Import: 0 CUYD
Related Environmental: ENV-2018-126-CE

9. Next meeting – **WEDNESDAY, March 6, 2019, 3 PM, VAN NUYS CITY HALL, 2ND FLOOR COUNCIL CHAMBERS**, 14410 Sylvan St, Van Nuys, CA 91401

10. 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.

