



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, April 3, 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-2019-631-DRB-SPP-MSP, 2928 - 2932 ROSCOMARE ROAD (CD 5)** – Demolition of 778 square feet of covered patio, and construction of a 137 square feet addition and conversion of 696 square feet of covered porch to an existing 3,333 square-foot, one-story, single-family residence with a 480 square-foot, two-car, detached garage. This would result in a total structure of approximately 4,683 gross square feet, of which 4,483 square feet is Residential Floor Area. The project is subject to Baseline Hillside Ordinance adopted on March 17, 2017. The proposed project's maximum height is approximately 17 feet and eight (8) inches. The project includes 9,243 square feet of hardscape and a sauna. The project is located in the Inner and Outer Corridor and on an approximately 48,993 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 does not propose the removal of any protected trees.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2019-632-CE

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

8. Public Hearing: **Continued Cases - None**

9. Public Hearing: **New Cases**

- i) **ZA-2018-7304-ZAD-DRB-SPP, 2411 N. BRIARCREST ROAD AND 9035 W. BRIARCREST ROAD (CD 4)** –Construction of a 2,071 square-foot addition and construction of a new 3,487 Accessory Living Quarter, carport and garage, to an existing 2,552 square-foot, one-story, single-family residence with a 480 square-foot, two-car, attached garage. The project includes the conversion of the 480 square-foot attached garage to habitable space and 1,460 square-foot addition to the main house. An addition of the Accessory Living Quarters with a new 522 square-foot carport on the upper floor and a new 652 square-foot garage on the lower floor with 2,410 square feet of habitable space proposed onsite across the private street that bisects the property. This would result in a total structure of approximately 8,405 gross square feet, of which 8,005 square feet is Residential Floor Area. The project is subject to Baseline Hillside Ordinance adopted on March 17, 2017. The proposed project's maximum height is approximately 40 feet. The project includes 8,820 square feet of hardscape which includes the 6,620 square-foot private street. The project is located in the Outer Corridor and on an approximately 38,146 square-foot site. The project is downslope of the Briarcrest 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 does not propose the removal of any protected trees.

The project is also asking for a Zoning Administrator's Determination pursuant to 12.24 X.28 to allow the construction, use and maintenance of a 2,410 square foot accessory living quarters with a 522 square-foot carport and a 555 square foot garage, for a total of 3,487 square feet, with a height of 40 feet in lieu of 30 feet permitted in the RE15-1-H Zone.

Grading – Cut: 500 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 500 CUYD, Import: 0 CUYD
Related Environmental: ENV-2018-7036-CE

10. Next meeting – **WEDNESDAY, APRIL 17A, 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.

