



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, August 7, 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. Public Hearing: **Consent Calendar** - None
6. Public Hearing: **Preliminary Design Review**
 - i) **CPC-2017-4219-VCU-ZV-ZAD-DRB-SPP-MSP/ DIR-2019-4126-DRB-SPP-MSP-P, 16100 W. MULHOLLAND DR (CD 11)** – Construction in two phases of new academic buildings, a new non-habitable electrical service enclosure, an addition to an existing library, bike parking, and exterior changes to existing buildings to an existing 37,202 square-foot, K-8 elementary school in the Institutional Use Corridor of the Specific Plan. Phase 1 of the project includes construction of 13,942 square feet of additional floor area that will be utilized as classroom space; library space; a new mechanical room; a new two-story "Learning Center;" replacement of an existing gate and fence, and a new Security Pavilion. Phase 2 of the project includes demolition of 2,011 square feet and construction of 26,321 square feet of additional floor area that will be utilized as classroom space and administrative space. The proposed project for all

structures after all phases totals 77,564 gross square feet. The project has a maximum height of 30 feet on a 237,846 square-foot lot. The project is located in the Institutional Use Corridor in the Inner Corridor and is subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is upslope and visible from Mulholland Drive. The project does not propose the removal of any protected trees.

The project seeks Preliminary Design Review under the case DIR-2019-4126-DRB-SPP-MSP-P. Phase 2 is not fully designed as of this preliminary hearing and would return to the Design Review Board for a future hearing.

The project also seeks zoning-related entitlements to be heard at a future hearing that include a Conditional Use Permit to allow for the use and expansion of a private elementary, middle, and high school in the RE40-1-H zone and relief from the Baseline Hillside Ordinance for residential floor area limits and setback requirements; a Zone Variance to authorize a reduced number of vehicular and bicycle parking spaces for private schools; and a Zoning Administrator's Determination to allow grading in excess of the RE40 Zone's "by-right" limits.

Grading –Export: 3,350 CUYD
Related Environmental: ENV-2017-4220-EAF

7. Public Hearing: **Continued Cases**

- i) **DIR-2017-3916-DRB-SPP-MSP, 12149 W. IREDELL STREET (CD 2)** – Construction of a 1,295 square-foot addition to an existing 3,978 square-foot, one-story, single-family residence with an attached 388 square-foot, two-car garage. The project includes 362 square feet of covered patio. The project also includes 360 square feet of basement, 5,141 square feet of hardscape, and a pool. The proposed structure totals 5,534 square feet of Residential Floor Area. The proposed project is a maximum height of approximately 23 feet and five (5) inches on an approximately 25,774 square-foot lot. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is 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.

Grading – Cut: 92.53 Cubic Yards (CUYD), Fill: 14 CUYD, Export: 78.53 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-3917-CE

8. Public Hearing: **New Cases**

- i) **DIR-2019-902-DRB-SPP-MSP, 7391 W. PYRAMID PLACE (CD 4)** – Construction of a 1,088 square-foot, second-story addition to an existing 2,392 square-foot, one-story, single-family residence with a detached 390 square-foot, two-car garage. The project includes 413 square feet of covered porches and balconies. The project also includes 2,221 square feet of hardscape, and an existing pool and retaining walls. The proposed structure totals 3,792 square feet of Residential Floor Area. The proposed project is a maximum height of approximately 24 feet on an approximately 11,622 square-foot lot. The project is in the Inner Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is upslope 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.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2019-903-CE

- ii) **DIR-2019-1389-DRB-SPP-MSP, 2553 N. SUMMITRIDGE DRIVE & 2746 N. ELLISON DRIVE (CD 5)** – Construction of a 14,074 square-foot addition to a fully-entitled 18,669 square-foot, two-story, single family dwelling with an attached 1,396 square-foot garage. The project includes an additional 207 square-feet of covered patio. The project also includes 3,416 square feet of hardscape, and a pool, and retaining walls. The proposed structure totals approximately 34,807 square feet of Residential Floor Area. The proposed project is a maximum of 60 feet on an approximately 131,383 square-foot lot. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is 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. The project requires a haul route.

Grading – Cut: 5,980 Cubic Yards (CUYD), Fill: 2,047 CUYD, Export: 3,933 CUYD, Import: 0 CUYD
Related Environmental: ENV-2019-1387-EAF

- iii) **DIR-2019-2446-DRB-SPP-MSP, 7575 W. MULHOLLAND DRIVE (CD 4)** – Construction of a new deck and patio for an existing 4,415 square-foot, two-story, single-family residence with a 974 square foot garage. The project includes 8,957 square feet of hardscape, retaining walls, a pool and spa, and decks and trellises. No additional floor area is proposed for the project and the square footage of the single-family residence remains unchanged at 4,415 square feet of Residential Floor Area. The proposed project makes no changes to the height of the lot and remains at approximately 14 feet. The proposed project is on an approximately 38,796 square foot lot. The project is in the Inner Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is upslope from Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose the removal of any protected trees.

Grading – Cut: 372 Cubic Yards (CUYD), Fill: 81 CUYD, Export: 291 CUYD, Import: 0 CUYD
Related Environmental: ENV-2019-2447-CE

**9. Next meeting – WEDNESDAY, AUGUST 21, 2019, 3:00 PM, MARVIN BRAUDE
CONSTITUENT SERVICE CENTER, ROOM 1A, 6262 Van Nuys Blvd, 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:

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.

