



Los Angeles City Planning Department
6262 Van Nuys Boulevard, Suite 430 Los Angeles, CA 91401-2709

NOTICE OF PUBLIC HEARING
MULHOLLAND SCENIC PARKWAY DESIGN REVIEW BOARD

Alan Kishbaugh, Chair, Jack Dawson, Vice Chair
Linda Brettler, Shahab Ghods, Michael Kaufman, Gabrielle Newmark

DATE: Wednesday, September 4, 2019
TIME: 3:00 PM
PLACE: VAN NUYS CITY HALL (1ST WEDNESDAYS OF MONTH LOCATION)
14410 Sylvan St, Los Angeles, 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
 - i) Adoption of Citywide DRB Standard Operating Procedures
5. Election of Board Officers
6. Public Hearing: **Consent Calendar** - None
7. Public Hearing: **Preliminary Design Review** - None
8. Public Hearing: **Continued Cases**
 - i) **ZA-2018-7304-ZAD-DRB-SPP, 2411 BRIARCREST ROAD (CD 4)** – Construction of a 2,071 square-foot addition to an existing one-story 2,552 square-foot single-family dwelling, which includes a 1,260 square-foot master suite addition, the conversion of an existing 430 square-foot garage, 115 square-foot garage extension, a 60 square-foot utility space, a 106 square-

foot kitchen addition, and a 100 square-foot guest/study addition. A community access driveway bisects the property. The main dwelling is located west of the driveway and the accessory structure is to be constructed east of the driveway. The new accessory structure will be two stories in height and 3,857 square feet in area, consisting of an Accessory Living Quarter (ALQ) and parking for the main dwelling. The upper story of the structure is level with the private street and will provide access to a carport for the main dwelling, with enclosed space for a storage area and a gym. Parking spaces for the ALQ are located on the lower story of the structure and are accessed by a car lift from the upper story. The remainder of the lower level consist of the ALQ habitable area, a storage are, and a laundry area.

The addition to the main structure and the construction of the accessory structure, results in a total square-footage of 8,480 square-feet of Residential Floor Area on the subject site.

The main dwelling will have a maximum overall height of 22 feet and the ALQ will have a maximum overall height of 40 feet.

The project includes 8,820 square feet of hardscape which includes the 6,620 square-foot private street. The project is subject to the Baseline Hillside Ordinance adopted on March 17, 2017, 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 of an accessory structure with a height of 40 feet in lieu of 30 feet permitted in the RE15-1-H Zone.

Grading – Cut: 490 Cubic Yards (CUYD), Fill: 20 CUYD, Export: 490 CUYD, Import: 0 CUYD
Related Environmental: ENV-2018-7036-CE

- ii) **DIR-2017-4381-DRB-SPP-MSP, 4773 CERRILLOS DRIVE (CD 3)** – Construction of a new, two-story, single-family dwelling with an attached two-car garage. The structure shall include 5,250 square feet of Residential Floor Area, a 383 square-foot garage, and 397 square feet covered patios, on a 39,157 square-foot lot. Also included are 2,974 square feet of hardscape, a pool, and two (2) retaining walls. The proposed structure has an overall height of approximately 25 feet. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is upslope from Cerrillos Drive and downslope from Mulholland Drive, and 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: 1,875 Cubic Yards (CUYD), Fill: 534 CUYD, Export: 1,341 CUYD, Import: 0 CUYD
Related Environmental: ENV-2017-4380-CE

- 9. Next meeting – **WEDNESDAY, September 18, 2019, 3:00 PM, MARVIN BRAUDE
CONSTITUENT SERVICE CENTER, ROOM 1A, 6262 Van Nuys Blvd, Los Angeles, 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.

