



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
Gene H. Klow, Michael Kaufman, Joshua Link, Ben Di Benedetto*

DATE: October 20, 2016
TIME: 6:30 PM
PLACE: **MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER**
6262 Van Nuys Boulevard, Van Nuys, California 91401
First Floor Public Meeting Room 1A (Corner of Van Nuys & Sylvan, see map on back page)
Parking is available after 6:00 PM at the Marvin Braude Building underground garage.

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) Board Motion for Notice and Consideration - The Mulholland Scenic Design Review Board recommends that the following requirements be added to the Filing Instructions for Design Review applications for all projects within the jurisdiction of the Mulholland Scenic Parkway Specific Plan.
 - 1) All new construction and subsequent additions will require that all installed glass be non-glare.
 - 2) All new construction and subsequent additions will require that all external lighting shall be shielded and down-facing.
5. Public Hearing: **Preliminary Design Review** – None

6. Public Hearing: Continued Cases

- i) **DIR-2012-2903-DRB-SPP-MSP, 21327 W LAS PILAS ST (CD 3)** – Construction of a new, 998 square-foot, two-story, single-family residence with an attached, two-car, 300 square-foot garage. The project includes approximately 163 square-feet of outdoor covered space, resulting in a total structure of 1,461 square-feet with a maximum height of approximately 21'-3". The project includes 200 square-feet of hardscape. It is in the MSP Outer Corridor, is in the Girard Tract Specific Plan, on an approximately 2,610.7 square-foot lot, and subject to the Baseline Hillside Ordinance; although the applicant is utilizing the BHO Guaranteed Minimum RFA. The project is downslope from the Las Pilas Street, downslope from Mulholland Drive, and the applicant has stated that the project is not visible from Mulholland Drive. The project does not include the removal of any protected trees, although there appears to have been a previous tree removal on the site.

Grading – Cut: 4 Cubic Yards (CUYD), Fill: 4 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2012-2902-CE

7. Public Hearing: New Cases

- i) **DIR-2016-2904-DRB-SPP-MSP, 3130 N MULHOLLAND DR./3130 N ANTELO RD. (CD 5)** – Major remodel of an existing 10,946 square-foot, two-story, single-family residence with an attached, four-car, 925 square-foot garage and the construction of a 3,574 square-foot addition. The project includes an existing 2,083 square-foot basement, approximately 1,721 square-feet of outdoor covered space, resulting in a total structure of 19,249 square-feet with a maximum height of approximately 31'-3". The project includes 7,890 square-feet of hardscape and a new tennis court. It is located in the MSP Inner Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 130,786.58 square-foot lot. The project is upslope from Mulholland Drive, upslope from Antelo Road, and the applicant has stated that the project is not visible from Mulholland Drive. The project does not include the removal of any protected trees and, as stated by the applicant, the proposed work is greater than 200 feet from public parklands.

Grading – Cut: 920 Cubic Yards (CUYD), Fill: 70 CUYD, Export: 850 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-2903-CE

- ii) **ZA-2016-2911-ZAD-DRB-SPP-MSP, 3528 N MULTIVIEW DR. (CD 4)** - Demolition of an existing 1,334 square-foot single-family residence and construction of a new, 2,564 square-foot, three-story, single-family residence with an attached, two-car, 400 square-foot garage. This would result in a total structure of 2,964 square-feet with a maximum height of approximately 35'-3". The project includes approximately 393 square-feet of hardscape. It is located in the MSP Inner Corridor, is subject to the Baseline Hillside Ordinance, and on an approximately 11,338.8 square-foot lot. The project is downslope from Multiview Drive, downslope from Mulholland Drive, and the applicant has stated that the project is not visible from Mulholland Drive. The project does not include the removal of any protected trees.

Grading – Cut: 1,113 Cubic Yards (CUYD), Fill: 182 CUYD, Export: 943 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-2912-CE

- iii) **DIR-2016-2946-DRB-SPP-MSP, 3656 N WESTFALL DR. (CD 5)** – Major remodel of an existing 2,297 square-foot, one-story, single-family residence with an attached, 404 square-foot, two-car garage, the demolition of 2,297 square-feet, and the construction of a 6,314 addition. The project includes 127 square-feet of outdoor covered space, resulting in a total structure of 7,386 square-feet with a maximum height of approximately 30'. The project includes approximately 7,905 square-feet of hardscape, one new six-foot retaining wall, and an infinity edge pool. It is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 18,554 square-foot lot. The project is downslope of Mulholland Drive, downslope of Westfall Drive, and applicant has stated that the project is

not visible from the Mulholland Drive. The project does not include the removal of any protected trees.

Grading – Cut: 385 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 385 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-2947-CE

- iv) **DIR-2016-2964-DRB-SPP-MSP, 3721 N EUREKA DR. (CD 2)** – Construction of a new, 6,655 square-foot, two-story, single-family residence with a 498 square-foot pool house, a 238 square-foot pavilion, and a 1,190 square-foot guest house. Three garages are located on the site, providing a total of eight parking spaces. Two garages are attached to the main structure and provide three parking spaces each, and are 781 square-feet and 746 square-feet respectively. A third garage is attached to the guest house and is a two-car garage of 410 square-feet. This would result in a cumulative quantity of 10,518 square-feet with a maximum height of approximately 40'. The project includes approximately 5,410 square-feet of hardscape, a pool, and a spa. It is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 83,842.2 square-foot lot. The project is downslope of Eureka Drive, downslope of Mulholland Drive, and the applicant has stated that the project is not visible from the Mulholland Drive. The project includes the removal of 22 protected trees. Additionally, the grading quantities may require additional Zoning Administrator's entitlements.

Grading – Cut: 2072 Cubic Yards (CUYD), Fill: 2072 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: To be determined whether the project is eligible for a CE

- v) **DIR-2016-2971-DRB-SPP, 2260 N GLOAMING WAY (CD 4)** – Construction of a new, 3,890 square-foot, three-story, single-family residence with a 1,163 square-foot basement and an attached, 782 square-foot, four-car garage. This results in a total structure of 5,835 square-feet with a maximum height of approximately 33'-6". The project includes approximately 2,320 square-feet of hardscape and a new pool. It is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 19,461 square-foot lot. The project is upslope of Gloaming Way, downslope of Mulholland Drive, and the applicant has stated that the project is not visible from Mulholland Drive. The project does not include the removal of any protected trees.

Grading – Cut: 729 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 729 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-2972-CE

- vi) **DIR-2016-2997-DRB-SPP-MSP, 2400 CREST VIEW DR. (4)** – Major remodel of an existing 1,594 square-foot, single family residence with an attached, 398 square-foot, two-car garage, and the construction of a 989 square-foot addition. The project includes 306 square-feet of covered outdoor space resulting in a total structure of 3,257 square-feet with a maximum height of approximately 22'-6". The project includes 2,664 square-feet of hardscape. The project is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 10,790 square-foot lot. The project is downslope of Crest View Drive, upslope of Mulholland Drive, and the applicant has stated that the project is not visible from Mulholland Drive. The project does not include the removal of any protected trees.

Grading - Cut: 65 Cubic Yards (CUYD), Fill: 210 CUYD, Export: 0 CUYD, Import: 145 CUYD
Related Environmental: ENV-2016-2998-CE

8. Next meeting – **Thursday, November 3, 2016**

9. Adjourn

* 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.

Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days' notice is strongly recommended.

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.

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/>

MATERIALS SUBMITTED FOR THE ABOVE REFERENCED CASES ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AT THE ABOVE ADDRESS.

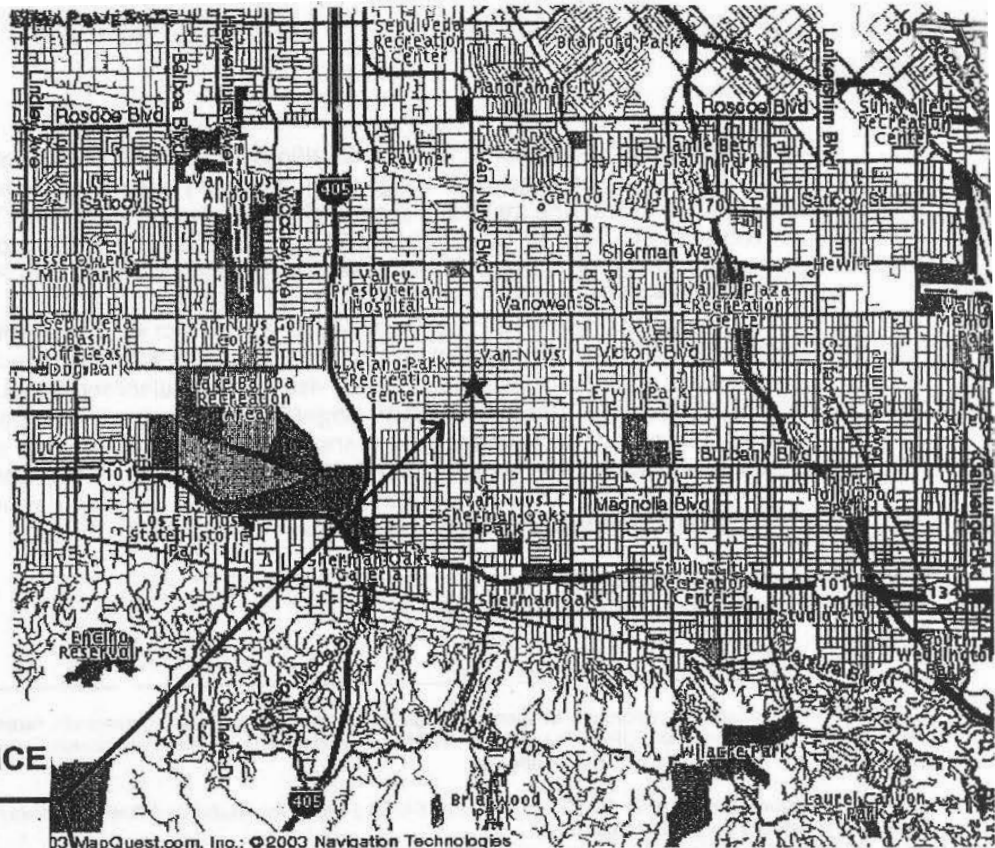
For additional information, contact Mulholland Staff:

Valentina Knox-Jones at 818-374-5038 or Valentina.Knox.Jones@lacity.org

Will Hughen at 818-374-5049 or Will.Hughen@lacity.org

**MARVIN BRAUDE
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