



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: December 15, 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 agendized 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) **Design Guideline Discussion for Consideration**
 - 1) Guideline 50 (Neighborhood Compatibility). General discussion on this Guideline in relation to understanding basements in terms of neighborhood compatibility.
5. Public Hearing: **Preliminary Design Review** – None
6. Public Hearing: **Consent Calendar** – Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

- i) **DIR-2016-3976-DRB-SPP-MSP, 2675 ASTRAL DRIVE (CD 4)** – Construction of a new, 378 square-foot addition to an existing 4,014 square-foot, two-story, single-family residence with an attached, two-car, 488 square-foot garage. This would result in a total structure of 4,934 square feet. The project's maximum height is approximately 42 feet. The project includes approximately 7,080 square feet of hardscape. The project is in the MSP Outer Corridor, not subject to the Baseline Hillside Ordinance, and on an approximately 66,581 square-foot lot. The project is upslope of the Astral Drive right-of-way and downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3977-CE

7. Public Hearing: Continued Cases

- i) **DIR-2015-3376-DRB-SPP-MSP, 3025 BENEDICT CANYON DRIVE (CD 5)** – Demolition of an existing 4,069 square-foot single-family residence and the construction of a new, 10,388 square-foot, two-story, single-family residence with an attached, five-car, 1,343 square-foot garage. The project includes approximately 1,017 square feet of porch/patio/breezeway space, 3,719 square feet of hardscape, a 538 square-foot basement, a swimming pool and spa, and a roof deck. This would result in a total structure of 13,286 square feet with a maximum height of 30 feet. The project is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 71,027 square-foot lot. The project is downslope of the Benedict Canyon Drive right-of-way and downslope of Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 1,732 Cubic Yards (CUYD), Fill: 873 CUYD, Export: 859 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3377-CE

8. Public Hearing: New Cases

- i) **ZA-2016-2653-ZAD-DRB-SPP, 2986 PASSMORE DRIVE (CD 4)** – Major remodel of an existing 2,383 square-foot, single-story, single-family residence with an attached, two-car, 304 square-foot garage; the demolition of 38 square feet; and the construction of a three-story addition of 694 square feet. This results in a total structure of 3,386 square feet with a maximum height of 47'-0". The project includes approximately 2,112 square feet of hardscape, 4383 square feet of covered porch/patio/breezeway/balcony space, a rear deck, and a roof deck. The site is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 4,195 square-foot lot. The project is downslope of the Passmore Drive right-of-way and downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-2654-MND

- ii) **DIR-2016-3799-DRB-SPP-MSP, 2644 EDEN PLACE (CD 4)** – Major remodel of an existing 5,986 square-foot, single-story, single-family residence with an attached, two-car, 401 square-foot carport; and the construction of a two-story addition of 1,371 square-feet. This results in a total structure of 7,357 square feet with a maximum height of 30 feet. The project includes approximately 17,698 square feet of hardscape. The site is located in the MSP Inner Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 70,965 square-foot lot. The project is downslope of the Eden Place right-of-way and is downslope of Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose removal of any protected trees.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3800-CE

- iii) **DIR-2016-3849-DRB-SPP-MSP, 8100 WILLOW GLEN ROAD (CD 4)** – Demolition of an existing 1,056 square-foot, single-family residence and the construction of a new, 3,243 square-foot, two-story, single-family residence with an attached, two-car, 400 square-foot garage. This would result in a total structure of 5,650 square feet with a maximum height of approximately 28'-0". The project includes 235 square feet of covered porch/patio/breezeway/balcony space, 1,111 square feet of hardscape, a 1,772 square-foot basement, and a deck. The project is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 10,935 square-foot lot. The project is upslope of the Willow Glen 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 proposes removal of two (2) protected trees.

Grading – Cut: 1,075 Cubic Yards (CUYD), Fill: 202 CUYD, Export: 873 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3850-CE

- iv) **DIR-2016-3901-DRB-SPP, 16102 WEST SANDY LANE (CD 5)** – Construction of a new, 5,455 square-foot, two-story, single-family residence with an attached two-car, 462 square-foot garage. This would result in a total structure of 6,255 square feet with a maximum height of approximately 29 feet. The project includes 338 square feet of covered porch/patio/breezeway/balcony space, 877 square feet of hardscape, a cabana, and a pool. The project is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 13,456.8 square-foot lot. The project is upslope of the West Sandy Lane 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 removal of any protected trees.

Grading – Cut: 442 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 442 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3902-CE

- v) **DIR-2016-3941-DRB-SPP, 7966 WOODROW WILSON DRIVE (CD 4)** – Major remodel of an existing, previously approved, 1,102 square-foot, one-story, single-family residence with an attached, two-car, 327 square-foot garage; and the construction of a two-story addition of 1,359 square feet. This results in a total structure of 3,007 square feet with a maximum height of 29'-11.5". The project includes approximately 2,438 square feet of hardscape. The site is located in the MSP Outer Corridor, subject to the Baseline Hillside Ordinance, and on an approximately 9,840 square-foot lot. The project is downslope of the Woodrow Wilson Drive 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 removal of any protected trees.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD
Related Environmental: ENV-2016-3942-CE
Related Case: DIR-2014-4461-DRB-SPP-MSP

9. Next meeting – **Thursday, January 5, 2017**

10. 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/>

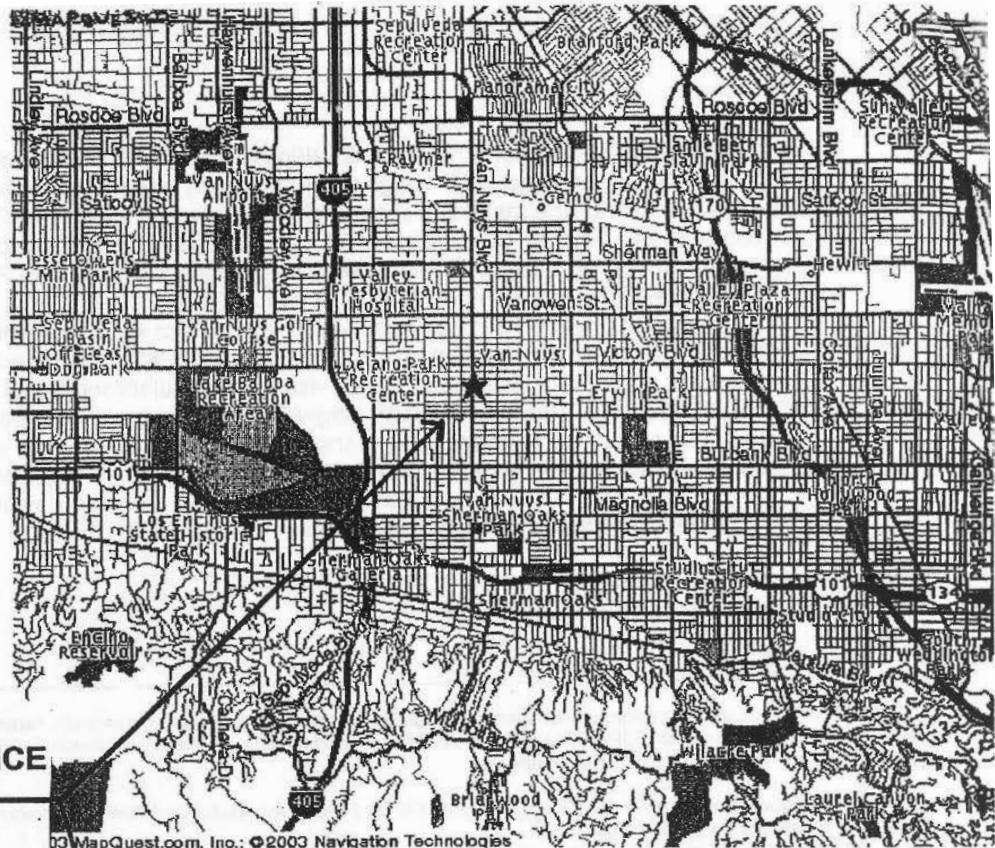
MATERIALS SUBMITTED FOR THE ABOVE REFERENCED CASES ARE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AT THE ABOVE ADDRESS.

For additional information, contact Mulholland Staff:

Will Huguen at 818-374-5049 or William.Huguen@lacity.org

**MARVIN BRAUDE
CONSTITUENT SERVICE
CENTER**

6262 Van Nuys Blvd.
Van Nuys, CA 91401



FOOD
Le Fun Café - Chinese - Subway - Happy Dog

VAN NUYS BLVD.

