



CITY OF LOS ANGELES  
**DEPARTMENT OF CITY PLANNING**  
 City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

**To Owners:**     Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

**And Occupants:**     Within a 100-Foot Radius  
 Within a 500-Foot Radius  
**And:**                     Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site: 22241-22255 Mulholland Drive**

**Case No.**            ZA-2007-1255-ZAD-1A and VTT-67505-1A  
**CEQA No.**            ENV-2005-2301-EIR  
                               SCH No. 2005111054  
**Held By:**            South Valley Area Planning Commission  
**Date:**                **March 12, 2020**  
**Time:**                **After 4:30 p.m. \***  
**Place:**                Marvin Braude Constituent Service Center  
                               6262 Van Nuys Blvd.  
                               1st Floor Conference Room  
                               Van Nuys, CA 91401  
**Staff Contact:**    Jivar Afshar, Planning Assistant  
                               221 N. Figueroa St., Suite 1350  
                               Los Angeles, CA, 90012  
                               Jivar.afshar@lacity.org  
                               (213) 847-3630

**Council No:**        3 - Blumenfield  
**Related Cases:**    ZA-2007-1255-ZAD, VTT-67505  
**Plan Area:**        Canoga Park - Winnetka - Woodland Hills - West Hills  
**Zone:**                R1-1  
**Plan Overlay:**    Mulholland Scenic Parkway Specific Plan  
**Land Use:**         Low Residential  
**Applicant:**        DS Ventures LLC-David Schwartzman  
                               *Representative:* DLA Piper LLP - Jerry Neuman  
**Appellants:**      1- Save Oak Savanna-Carlos Duque (VTT and ZA)  
                               *Representative:* Luna & Glushon- Robert Glushon and Kristina Kropp  
                               2- Mountains Recreation and Conservation Authority-Garett Weinstein (VTT and ZA)  
                               3- Santa Monica Mountains Conservancy-Paul Edelman (VTT and ZA)  
                               4- Louisville High School-Kathleen Vercillo (VTT and ZA)  
                               *Representative:* Mr. James C. Hughes, James C. Hughes, a Professional Corporation  
                               5- Beth Rider (VTT and ZA)  
                               6- Peter Fletcher (VTT)  
                               7- Payam Yeganeh (VTT)  
                               8- David Bryant (VTT)

**PROPOSED PROJECT:**

A subdivision of a 6.2-acre property (two parcels) into 19 lots and the subsequent development of 19 detached, single-family residences. Each residence would have three to four bedrooms and a two-car garage, and a maximum height of two stories or 33 feet. The project would construct a new private street from San Feliciano Drive to access 12 of the homes, one new entrance drive on San Feliciano Drive to access three of the homes, and one new entrance drive off of Mulholland Drive to access the remaining four homes. The Project includes demolition and removal of one existing vacant single-family residence with its associated structures, grading of 7,240 cubic yards of soil, and the removal of 28 (15 protected) trees.

\* The exact time of this case is uncertain and will be considered during the meeting since there may be several other items on the agenda

## REQUESTED ACTION(S):

### 1. Appeal of the entire November 1, 2019 Advisory Agency determination:

- a. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency has reviewed and considered the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, No. ENV-2005-2301-EIR (SCH No. 2005111054), dated March 2016, and the Final EIR, dated August 2018 (Vesting Tentative Tract No. 67505 EIR), as well as the whole of the administrative record, and

#### **CERTIFIED** the following:

- 1) The Vesting Tentative Tract No. 67505 Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- 2) The Vesting Tentative Tract No. 67505 Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- 3) The Vesting Tentative Tract No. 67505 Project EIR reflects the independent judgment and analysis of the lead agency.

#### **ADOPTED** the following:

- 1) The related and prepared Vesting Tentative Tract No. 67505 Project Environmental Findings; and
- 2) The Mitigation Monitoring Program prepared for the Vesting Tentative Tract No. 67505 Project EIR (Exhibit B).

- b. Pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **APPROVED:**

**Vesting Tentative Tract Map No. 67505**, for the subdivision of an approximately 6.2-acre (two parcel / 269,857-square-foot) site into **19 lots** for 19 detached single-family dwellings, as shown on map stamp-dated April 10, 2019 (Exhibit A), a new **Private Street**, and a **Haul Route** for the import of 4,200 cubic yards of soil. The lots are based on the R1 Zone.

### 2. Appeal of the entire November 1, 2019 Zoning Administrator's Determination:

- a. **FOUND**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Vesting Tentative Tract Map No. 67505 Project Environmental Impact Report No. ENV-2005-2301-EIR (SCH No. 2005111054), certified on November 1, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

- b. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.7, **APPROVED:**

A determination to allow Lot 13 approved pursuant to VTT-67505, to include a retaining wall 70 feet in length and up to eight feet in height, in lieu of the three and one-half feet height limit for fences and walls within the required front yard in an R zone otherwise permitted by Section 12.22 C.20(f)(2).

- c. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.26, **APPROVED:**

A determination to allow five retaining walls on one lot with a maximum height of 11 feet 6 inches from proposed finished grade, in lieu of the maximum one retaining wall per lot with a maximum height of 12 feet or maximum two retaining walls provided a minimum horizontal distance between walls of three feet and maximum wall height of 10 feet otherwise permitted by LAMC Section 12.21 C 8. After recordation of final map and subdivision into 19 lots, the project will be consistent with the zoning code provisions, and no lot will have more than one retaining wall.

## RECOMMENDED ACTIONS:

1. Deny the appeals and sustain the actions of the Advisory Agency in approving the Project.
2. Deny the appeals and sustain the actions of the Zoning Administrator in approving the Project.

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Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

## GENERAL INFORMATION

**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. **Files are not available for review the day of the hearing.**

**AGENDAS AND REPORTS**- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at [planning.lacity.org](http://planning.lacity.org), by selecting "About" then "Commission Boards, and Hearings" and "Agenda". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions & Hearings" and selecting the specific Commission.

**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 agenzed 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](mailto: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.