



# 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, Shahab Ghods*

**DATE:** March 16, 2017  
**TIME:** 6:30 PM  
**PLACE:** **MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER**  
6262 Van Nuys Boulevard, Van Nuys, California 91401  
Room 401 **[Note Updated Location]** (Corner of Van Nuys & Sylvan, see attached map)  
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
5. 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-2014-3409-DRB-SPP-MSP-M1, 7285 MULHOLLAND DRIVE (CD 4)** – Modification of a project approved by the Director of Planning on February 3, 2015. Remodel of an existing, 6,070 square-foot, two-story, single-family residence with an attached, two-car, 460 square-foot garage and the demolition of 895 square feet. The project includes approximately 558 square feet of covered patio space and 4,860 square feet of hardscape. This would result in a total structure of 6,193 square feet and a maximum height of approximately 26'-9". Modifications to the previously approved project include realignment of the Mulholland-intersecting driveway and the extension a retaining wall. The project is in the MSP Inner

Corridor, is subject to the Baseline Hillside Ordinance, and on an approximately 12,448 square-foot lot. The project is upslope 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: 14 CUYD, Export: 0 CUYD, Import: 14 CUYD  
Related Environmental: ENV-2017-493-CE

- ii) **DIR-2017-353-DRB-SPP-MSP, 3716 LONGVIEW VALLEY ROAD (CD 4)** – Major Remodel of an existing, 1,260 square-foot, single-family residence with an attached, 2-car garage and the construction of a new, 424 square-foot addition. The project includes approximately 2,698 square feet of hardscape and a deck. This would result in a total structure of 1,684 square feet and a maximum height of approximately 16'-0". The project is in the MSP Outer Corridor, is not subject to the Baseline Hillside Ordinance, and on an approximately 16,847 square-foot lot. The project is upslope from the Longview Valley Road 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-2017-354-CE

## 6. Public Hearing: **Preliminary Design Review**

- i) **DIR-2017-187-DRB-SPP-MSP-P, 3022 LAKERIDGE DRIVE (CD 4)** – Construction of a new, 9,450 square-foot, three-story, single-family residence with an attached, two-car, 514 square-foot garage. The project includes approximately 247 square feet of covered patio space, 7,610 square feet of hardscape, a spa, decks, and a pool. This would result in a total structure of 10,261 square feet and a maximum height of approximately 28'-0". The project is in the MSP Outer Corridor, is subject to the Baseline Hillside Ordinance, and on an approximately 58,863 square-foot lot. The project is downslope from the Lakeridge 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: 1,833 Cubic Yards (CUYD), Fill: 732 CUYD, Export: 1,101 CUYD, Import: 0 CUYD  
Related Environmental: To be Determined

- ii) **DIR-2017-727-DRB-SPP-MSP-P, 3024 LAKERIDGE DRIVE (CD 4)** – Construction of a new, 5,102 square-foot, three-story, single-family residence with an attached, two-car, 552 square-foot garage. The project includes approximately 4,322 square feet of hardscape, 1,337 square feet of basement area, decks, and a pool. This would result in a total structure of 6,991 square feet and a maximum height of approximately 29'-4". The project is in the MSP Outer Corridor, is subject to the Baseline Hillside Ordinance, and on an approximately 50,595 square-foot lot. The project is downslope from the Lakeridge 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: 1,565 Cubic Yards (CUYD), Fill: 416 CUYD, Export: 1,149 CUYD, Import: 0 CUYD  
Related Environmental: To be Determined

## 7. Public Hearing: **Continued Cases - None**

## 8. Public Hearing: **New Cases**

- i) **ZA-2016-2455-ZAD-DRB-SPP-MSP, 3686-3688 NORTH FREDONIA DRIVE (CD 4)** – Demolition of two existing, one-story, multi-family residential structures and the construction of a new, 6,389 square-foot, small-lot subdivision with five units and a total of 2,000 square feet of parking area. The project includes approximately 1,375 square feet of hardscape and

909 square feet of covered porch area. This would result in a total structure of 9,298 square feet (among five units) and a maximum height of approximately 35'-6". The project is in the MSP Outer Corridor, is not subject to the Baseline Hillside Ordinance, and on an approximately 7,281 square-foot lot. The project is downslope from the Fredonia 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.

The project also requests a Zoning Administrator's Determination for the construction of three retaining walls in lieu of the maximum of two retaining walls allowed per the LAMC.

Grading – Cut: 254 Cubic Yards (CUYD), Fill: 361 CUYD, Export: 0 CUYD, Import: 107 CUYD  
Related Environmental: ENV-2016-2456-CE  
Related Case: VTT-74217-SL

- ii) **ZA-2016-3386-ZV-ZAD-ZAA-DRB-SPP-MSP, 7207 WOODROW WILSON DRIVE (CD 4)** – Construction of a new, 2,254 square-foot, single-family residence with a 271 square-foot covered parking area. The project includes approximately 57 square feet of covered porch area and 45 square feet of hardscape. This would result in a total structure of 2,592 square feet and a maximum height of approximately 49'-0". The project is in the MSP Outer Corridor, is subject to the Baseline Hillside Ordinance, and on an approximately 11,845 square-foot lot. The project is downslope from the Woodrow Wilson 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.

The project also requests a Zoning Administrator's Determination to allow a reduced side yard and entry bridge in the front yard setback. The project also requests a Zone Variance to allow the construction of an overall 49 feet in height single-family dwelling.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 0 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2016-3385-CE

- iii) **DIR-2017-333-DRB-SPP-MSP, 3523 CAHUENGA BOULEVARD/3845 MULTIVIEW DRIVE (CD 4)** – Construction of a new, 7,823 square-foot, five-unit multi-family residential development with 2,000 square feet of parking area. The project includes approximately 635 square feet of covered patio space, approximately 78 square feet of hardscape, and 3,001 square feet of basement area. This would result in a total structure of 13,459 square feet and a maximum height of approximately 25'-0". The project is in the MSP Outer Corridor, is not subject to the Baseline Hillside Ordinance, and on an approximately 9,707 square-foot lot. The project is upslope from the Cahuenga Boulevard right-of-way, downslope from the Multiview 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: 961 Cubic Yards (CUYD), Fill: 250 CUYD, Export: 712 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2016-1897-CE

## 9. Next meeting – April 6, 2017

## 10. Adjourn

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\* 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 [william.huguen@lacity.org](mailto:william.huguen@lacity.org) or 818-374-5049.

