



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, [Vacant]

CORRECTED NOTICE

DATE: Wednesday, October 2, 2019
TIME: 3:00 PM
PLACE: VAN NUYS CITY HALL (1ST WEDNESDAYS OF MONTH LOCATION)
14410 Sylvan Street, 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, Los Angeles, 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 - None
6. Public Hearing: Preliminary Design Review - None
7. Public Hearing: Continued Cases

- i) **DIR- 2019-1389-DRB-SPP-MSP, 2553 SUMMITRIDGE DRIVE & 2746 ELLISON DRIVE (CD 5)** – Construction of a 12,156 square-foot addition to a two-story, single family dwelling with an attached garage. Please Note: according to the recent submittal the existing home is 17,479 square feet of Residential Floor Area (RFA), according to the previous submittal the existing home's RFA is 18,669, and according the DCP application the existing home's RFA is 15,976 square feet. The project includes an additional 207 square-feet of covered patio. The project also includes 3,416 square feet of hardscape, a pool, and retaining walls. The proposed structure totals approximately 29,442 square feet of Residential Floor Area (assuming the existing structure is 17,479 square feet). The proposed project is a maximum of 60 feet on an approximately 131,383 square-foot lot. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is downslope from Mulholland Drive and upslope from Summitridge Drive. The project does not propose the removal of any protected trees. The project requires a haul route. The applicant has stated that the project is not visible from Mulholland Drive.

Grading – Cut: 5,000 Cubic Yards (CUYD), Fill: 2,047 CUYD, Export: 4,127 CUYD, Import: 0 CUYD

Related Environmental: ENV-2019-1387-CE

8. Public Hearing: **New Cases**

- i) **APCSV-2016-4960-SPE-DRB-SPP-MSP, 2859 COLDWATER CANYON DRIVE (CD 4)** – Construction of a 3,296 square foot addition to an existing two-story, 9,480 square foot single-family residence with an attached 821 square foot, three-car carport. The project includes 408 square feet of covered porch and an existing 3,167 square-foot accessory living quarter. The project also includes 30,072 square feet of hardscape, and an existing pool, tennis court and retaining walls. The proposed structure totals 13,719 square feet of Residential Floor Area. The proposed project is a maximum height of approximately 22'-2" feet on an approximately 130,451 square-foot lot (127,360.2 square feet per ZIMAS). The project is in the Inner and Outer Corridors and subject to the Baseline Hillside Ordinance adopted on May 9, 2011. The project is downslope from both Mulholland Drive and Coldwater Canyon. The project seeks a Specific Plan Exception for the construction of a building or structure visible from Mulholland Drive on top of a prominent ridge. The project is within 200 feet of a public parkland. The project does not propose the removal of protected trees. The applicant has stated that the project is visible from Mulholland Drive. **Corrected**

Grading – Cut: 329.5 Cubic Yards (CUYD), Fill: 131 CUYD, Export: 198.5 CUYD, Import: 0 CUYD

Related Environmental: ENV-2016-4855-CE

- ii) **DIR-2019-2685-DRB-SPP-MSP, 2814 ROSCOMARE ROAD (CD 5)** – Demolition of an existing 2,496 square foot (2,096 square feet per ZIMAS) single-family dwelling with existing garage and the construction of a new two-story, 4,020 square-foot single-family dwelling with an attached, 457 square-foot, two-car garage. The project includes 215 square feet of covered patio; two retaining walls, and a new pool. The project also includes 4,511 square feet of hardscape. The proposed structure totals approximately 4,492 square feet of Residential Floor Area. The proposed project is a maximum height of approximately 30 feet on an 18,160.4 square-foot lot. The project is in the Outer Corridor, and is subject to Baseline Hillside Ordinance (BHO) adopted on March 17, 2017. The project is downslope from both Mulholland Drive and Roscomare Road. The project does not propose the removal of any protected trees. The applicant has stated that the project is not visible from Mulholland Drive.

Grading – Cut: 85 Cubic Yards (CUYD), Fill: 103 CUYD, Export: 18 CUYD, Import: 0 CUYD

Related Environmental: ENV-2019-2686-CE

- iii) **ZA-2019-3599-ZAD-DRB-SPP-MSP, 8027 LULU GLEN DRIVE** – Partial demolition of an existing 1,564 square-foot single-family dwelling and the construction of a new 9,367 square-foot, two-story, single-family dwelling. The project proposes to demolish 1,564 square feet of the existing single-family dwelling, leaving one beam of the existing house. The project includes a proposed detached two-car carport, a new tennis court, and approximately 3,635 square feet of hardscape. The project proposes a maximum height of 26 feet and 6 inches on two lots totaling approximately 37,481 square feet. The project is upslope from Lulu Glen Drive, downslope from Mulholland Drive, and the applicant has stated that the project is not visible from Mulholland Drive. The project is accessed from a driveway along Woodstock Road. The project proposes the removal of two (2) protected trees. The applicant is also seeking a Zoning Administrator's Determination to allow a reduced roadway. The applicant has stated that the project is not visible from Mulholland Drive.

Grading - Cut: 2,144 CUYD, Fill: 1,265 CUYD, Export: 879, Import: 0
Related Environmental: ENV-2019-3600-CE

- iv) **DIR-2019-4235-DRB-SPP-MSP, 3135 HUTTON DRIVE (CD 5)** – Remodel and addition to an existing 3,034 square-foot single-family dwelling with a 410 square-foot existing attached garage. The addition includes 4,788 square feet of Residential Floor Area, a partial addition of 1,778 square feet, and a new 425 square-foot garage. This would result in a total structure of approximately 4,788 square feet of Residential Floor Area. The proposed project's maximum height is approximately 28 feet on an approximately 15,976.9 square-foot site. The project is located in the Outer Corridor and is subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is downslope from Mulholland and upslope from Hutton Drive. The project does not propose the removal of any protected trees. The applicant has stated that the project is not visible from Mulholland Drive.

Grading – Cut: 602.69 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 302.69 CUYD, Import: 0 CUYD
Related Environmental: ENV-2019-4236-CE

9. Next meeting – **WEDNESDAY, October 16, 2019, 3:00 PM, MARVIN BRAUDE CONSTITUENT SERVICE CENTER, ROOM 1A, 6262 Van Nuys Blvd, Van Nuys, 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:

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.

REQUIREMENTS FOR SUBMISSION OF MATERIALS – To ensure that the Design Review Board has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should comply with the following:

Requirements for Submission of Materials for Members of the Public. Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to Department of City Planning staff, or to the Design Review Board at the public hearing. Submissions on the day of the public hearing may not be more than two (2) written pages, including exhibits, and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Eleven (11) copies of the submission must be given to Department of City Planning staff prior to the start of the hearing, who will distribute them to the Board.

Requirements for Submission of Materials for Project Applicants. All plans and exhibits must be provided to Department of City Planning staff at least 14 days prior to the hearing. 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. At least 14 days prior to the hearing, eleven (11) copies of the submission must be given to Department of City Planning staff, who will distribute them to the Board.

Non-Complying Submissions. Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission." Noncomplying submissions will be placed into the official case file, but they will not be delivered to or considered by the Board, and will not be included in the official administrative record for the item at issue.

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 agenda item 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.

