



# 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  
Shahab Ghods, Michael Kaufman, Alain Yotnegparian, Stephanie Savage, [Vacant]*

**DATE:** Wednesday, February 21, 2024  
**TIME:** 1:00 PM  
**PLACE:** MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 Van Nuys Blvd, Van Nuys, CA 91401  
First Floor Conference Room

### **IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.**

Members of the public who wish to **listen to the meeting** are advised to call +1 (213) 338-8477 and use Meeting ID No. 863 5316 7130 and then press #. Press # again when prompted for participant ID.

To provide **public comment** during the hearing, staff will direct members of the public to dial \*9 when public testimony has begun for that specific agenda item.

The meeting can also be attended **online via Zoom** by visiting the following link: (<https://planning-lacity-org.zoom.us/j/86353167130>) and using the Meeting ID # 863 5316 7130 and Passcode: 442566.

If you would like to receive a notification when the determination letter is issued for a specific project, please visit the following link to fill out the required form: <https://tinyurl.com/interested-parties>

To view applicant presentations and submittal materials, please visit: [2.21.2024](#).

If you are unable to download or access any of these documents, please email planning staff at: [Planning.MulhollandSPInfo@lacity.org](mailto:Planning.MulhollandSPInfo@lacity.org)

### 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.

***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 email them to the Planning Department, Mulholland Specific Plan staff, at [Planning.MulhollandSPInfo@lacity.org](mailto:Planning.MulhollandSPInfo@lacity.org), 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.

## ITEMS

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-**

i. **DIR-2023-7382-DRB-SPP-MSP, 13975-13977 W. Aubrey Road, APN: 2272032032 (CD 4)**

The project proposes the construction of two new retaining walls with maximum heights of 5 feet and 1 foot, both made of stucco and screened with *Artemisia californica*, which is from the Preferred Plant List. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project site is downslope and visible from the Mulholland Drive right-of-way. The project proposes 359.3 cubic yards of cut, zero cubic yards of fill, 359.3 cubic yards of export, and zero cubic yards of import grading. The project does not propose the removal of any trees.

Grading – Cut: 359.3 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 359.3 CUYD, Import: 0 CUYD

Related Environmental: ENV-2023-7383-CE

6. Public Hearing: **Preliminary Design Review – None**

7. Public Hearing: **Continued Cases –**

i. **DIR-2023-746-DRB-SPP-MSP, 2354 N. Gloaming Way, APN: 4388005031 (CD 5)-**

The project proposes the new construction of a 3-story 5,275 square foot single-family home with an attached 777 square foot 4-car garage, 57 square feet of patio space, a swimming pool, and retaining walls on a 25,711 square foot lot. The project proposes to have a maximum height of 39 feet. The project proposes 3,530 cubic yards of cut, zero cubic yards of fill, zero cubic yards of import, and 2,191 cubic yards of export grading, which requires a haul route. The project does not propose the removal of any trees. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project site is downslope and visible from the Mulholland Drive right-of-way.

Grading – Cut: 3,530 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 2,191 CUYD, Import: 0 CUYD

Related Environmental: ENV-2023-747-CE

ii. **ZA-2021-9426-ZAD-DRB-SPP-MSP-HCA, 4337 N. Tosca Road, APN: 2172019050 (CD 3)-**

The proposed project is the construction of a new 2-story 2,995 square foot single-family home with a maximum height of 29 feet. The project includes an attached 2-car garage and total of 5 parking spaces, two retaining walls, a swimming pool, and an attached 794 square foot Accessory Dwelling Unit, which will be reviewed separately under a ministerial process. The proposed project is on a 7,536 square foot lot located within the Girard Tract. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project site is downslope and visible from

Mulholland Drive right-of-way. The project proposes 427 cubic yards of cut, 52 cubic yards of fill, 375 cubic yards of export, and zero cubic yards of import grading. The project does not propose the removal of any trees.

Grading – Cut: 427 Cubic Yards (CUYD), Fill: 52 CUYD, Export: 375 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2023-9427-CE

8. Public Hearing: **New Cases –**

i. **DIR-2023-4312-DRB-SPP-MSP-HCA, 9595 W. Lime Orchard Road, APN: 4387004012 (CD 5)-**

The project proposes demolition of a 2,468 square foot single-family home and the construction of a new 9,158 square foot single-family home with a maximum height of 25 feet on a 40,315 square foot lot. The project includes a 2,815 square foot basement, a 1,097 square foot 2-car garage, 699 square feet of patio space, a retaining wall, swimming pool, and detached ADU, which will be reviewed separately under a ministerial process. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project site is visible and downslope from the Mulholland Drive right-of-way. The project proposes 1,437 cubic yards of cut, 483 cubic yards of fill, 993 cubic yards of export, and zero cubic yards of import grading. The project proposes the removal of 8 private trees and zero protected trees.

Grading – Cut: 1,437 Cubic Yards (CUYD), Fill: 483 CUYD, Export: 993 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2023-4313-CE

ii. **ZA-2023-6826-ZAA-DRB-SPP-MSP-HCA, 10841 W. Wrightwood Lane, APN: 2380044033 (CD 4)-**

The project proposes the demolition of 2,765 square foot single family home and the construction of a new 2,632 square foot single family one-story home with a maximum height of 17 feet on a 10,185 square foot lot. The project includes an attached 440 square foot two-car garage, swimming pool, and a 207 square foot trellis. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project site is downslope and not visible from the Mulholland Drive right-of-way. The project proposes zero cubic yards of cut, zero cubic yards of fill, 90 cubic yards of export, and zero cubic yards of import grading. The project does not propose the removal of any trees.

Grading – Cut: 0 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 90 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2023-6827-CE

iii. **DIR-2023-3433-DRB-SPP-MSP-HCA, 7007 W. Pacific View Drive, APN: 2428025040 (CD 4)-**

The project proposes the construction of a new 4,053 square foot two-story single-family home with a maximum height of 22 feet on a 18,467 square foot vacant lot. The project includes two basement levels totaling 3,499 square feet, a swimming pool, two retaining walls, and 350 square feet of patio space. The project is in the Inner Corridor and subject to the Baseline Hillside Ordinance. The project site is visible and downslope from the Mulholland Drive right-of-way. The project proposes 3,068 cubic yards of cut, 159 cubic yards of fill, 4,000 cubic yards of export, and zero cubic yards of import grading. The project proposes the removal of 1 protected tree.

Grading – Cut: 3,068 Cubic Yards (CUYD), Fill: 159 CUYD, Export: 4,000 CUYD, Import: 0 CUYD  
Related Environmental: ENV-2023-3434-CE

9. Next meeting – **WEDNESDAY, March 6, 2024, 1:00 PM, via in person/ Zoom Webinar.**

10. Adjourn

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## GENERAL INFORMATION

### **Department of City Planning – Mailing Address**

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](mailto: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 <https://planning.lacity.org/about/commissions-boards-hearings#boards>.

**FILE REVIEW** - The complete file is available for public inspection by appointment only. Please call (Brian Chun at 818-374-5061 or Olga Ayala at 818-374-5042) or email ([Planning.MulhollandSPInfo@lacity.org](mailto:Planning.MulhollandSPInfo@lacity.org)), 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.**

**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. 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.

**PERSONS WISHING TO PROVIDE PUBLIC COMMENT:** When the Agenda item you wish to speak on comes up, please press \*9 to 'raise your hand'. Following the item presentation, Board staff will unmute those wishing to provide public comment and those who have 'raised their hand'. When called upon, you can begin to provide public comment for your allotted time. Staff will track your allotted time and give you a warning before the end of your allotted time, subsequently re-muting your line when your allotted time has concluded. Should there be any questions from the Board or Planning staff requiring your response, you will again be unmuted.

**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 to [Planning.MulhollandSPInfo@lacity.org](mailto:Planning.MulhollandSPInfo@lacity.org). 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 of the attachment. Photographs do not count toward the page limitation. The submission must be provided to Planning staff prior to the start of the hearing.

**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 itemized 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. To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.

**Acomodos** - Como entidad cubierta bajo el Título II de la Ley sobre Estadounidenses con Discapacidades, la Ciudad de Los Ángeles no discrimina por razones de discapacidad. Para solicitar un acomodo razonable, como la traducción e interpretación entre el inglés y otros idiomas, favor de enviar un correo electrónico o llamar al personal asignado con un mínimo de 3 días (72 horas) antes de la audiencia pública o, como alternativa, enviar un correo electrónico a [per.planning@lacity.org](mailto:per.planning@lacity.org) usando el mismo plazo. Asegúrese de identificar el idioma al que necesita que se traduzca el inglés e indique si la solicitud es para servicios de traducción oral o escrita. Si se solicita la traducción de un documento escrito, incluya el documento que se traducirá, como un archivo adjunto a su correo electrónico.

### **Telecommunication Relay Services -**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to- Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.