



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, August 6th, 2025
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. 828 5943 7607 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 ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in person-meeting shall continue to be conducted.

The meeting can also be attended **online via Zoom** by visiting the following link: (<https://planning-lacity-org.zoom.us/j/82859437607>) and using the Meeting ID # 828 5943 7607 and Passcode: 311601.

If you would like to receive a notification when the determination letter is issued for a specific project, please click on the following link below to fill out the required form: <https://tinyurl.com/bdff7f67>

To view applicant presentations and submittal materials, please click on the link below: <https://tinyurl.com/45cw48fm>

If you are unable to download or access any of these documents, please email planning staff at: 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, 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.

Do note, any projects in the agenda for this meeting that are not heard will be rescheduled to a date certain on September 3rd, 2025.

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**:
6. Public Hearing: **Preliminary Design Review**:
7. Public Hearing: **Continued Case(s)**:
8. Public Hearing: **New Case(s)**:
 - i. **DIR-2025-997-SPPC-DRB-MSP-HCA, 7510 Willow Glen Road, APN: 5569015008 (CD 4)**

The proposed project is the construction of a new 2,899 square-foot single-family dwelling with a 430 square-foot two garage, a 624 square-foot attached ADU that will be approved through a separate ministerial process, two new retaining walls, and a swimming pool on a vacant lot totaling approximately 11,665 square-feet. The total proposed Residential Floor Area is 2,698 square-feet and will have a proposed maximum height of 25 feet. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from Mulholland Drive. The project is proposing 933 cubic yards (CUYD) of cut, zero CUYD of fill, zero CUYD of import, and 933 CUYD of export grading. The proposed project is located on a site that includes protected trees, but does not propose the removal of any protected tree.

Grading – Cut: 933 cubic yards (CUYD), Fill: 0 CUYD, Export: 933 CUYD, Import: 0 CUYD
Related Environmental: ENV-2025-2165-CE

- ii. **ZA-2025-2164-CU1-DRB-SPPC-MSP, 9566 Hidden Valley Road, APN(s): 4387007019 (CD 5)**

The proposed project is demolition of an existing 3,251 square-foot single-family dwelling and garage, and the construction of a new 6,721 square-foot two-story home with sub-terranean garage, 2,733 square-foot basement, cabana with trellis, retaining walls, over-height front-yard fence, and pool and spa through a separate ministerial permit on a previously developed lot that is approximately 20,325 square-feet. The total proposed Residential Floor Area is 6,721 square-feet and proposed maximum height of 35 feet 3 inches. The project is in the Mulholland Specific Plan Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope and Visible from Mulholland Drive. The project is proposing 1,513 cubic yards (CUYD) of cut, 195 CUYD of fill, zero CUYD of import, and 1,315 CUYD of export grading, and requires a haul route. The project does not propose the removal of any protected or significant tree.

Grading – Cut: 1,315 cubic yards (CUYD), Fill: 195 CUYD, Export: 1,315 CUYD, Import: 0 CUYD
Related Environmental: ENV-2025-2165-CE

9. Next meeting – **WEDNESDAY, August 20, 2025, 1:00 PM, via in person/ Zoom Webinar.**

10. Adjourn

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

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 (Jude Hernandez at 213-482-7076 or Tiffany Corrales at 213-682-6368) or email (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 agendized 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. 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 agendized 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 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 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.