

**Case Report: DIR-2017-2177-DRB-SPP-MSP
22568 WEST UHEA ROAD
Woodland Hills, CA 91364**



PLUM Meeting: *November 16, 2017*

Case No: DIR-2017-2177-DRB-SPP-MSP

Site Location: 22568 WEST UHEA ROAD
Woodland Hills, CA 91364

Project: Construction of a 4,046 SF single family residence with an attached 2 car garage on a current vacant lot. The proposed project is new construction of 4,046 square foot living space plus 4 stalls of parking located within the Mulholland Specific plan and subject to the Baseline Hillside Ordinance.

Applicant: Mike Ghazvini
Representative: Derek Heeb

Submitted By: Ray Cole, WHWCNC PLUM Committee

Project Description:

Applicant is building new construction in an area that is impacted by two governances, the hillside ordinance and the Mulholland Specific Plan guidelines. Applicant is building on a vacant lot located at 22568 West Uhea Road. The property is currently vacant with zoning R1-1 (Low Residential). The lot is 19,604.4 square feet. The intentions for the property is new construction of 4,046 square feet three story home with attached 2 car garage and two additional parking spaces. This home will match the neighboring home planned to be constructed in the next lot. The 19,604.4 square foot parcel is located within the Mulholland Specific Plan area.

	REQUIREMENT	PROPOSED
FLOOR AREA BASEMENT		896 S.F.
FLOOR AREA LEVEL 1		2,036 S.F.
FLOOR AREA LEVEL 2		2,210 S.F.
GROSS FLOOR AREA		5,142 S.F.
LESS BASEMENT (60% BELOW GRADE)		-896 S.F.
LESS GARAGE AREA (-400 S.F. MAX.)		-200 S.F. (front half of lot)
LESS 14' CEILING EXEMPTION -100 S.F. MAX.		-0 S.F.
LESS LOFT EXEMPTION -150 S.F. MAX.		-0 S.F.
LESS COVERED PATIO -250 S.F. MAX.		-0 S.F.
LESS ACCESSORY BUILDING/S -200 S.F. EA, MAX. OR -400 S.F. TOTAL MAX.		-0 S.F.
RESIDENTIAL FLOOR AREA (slope analysis)+ 20% bonus (opt.3)	5,490.9 S.F. MAX.	4,046 S.F.
F.A.R. (residential floor area / lot area)		20.6%
LOT COVERAGE, BUILDING (structures > 6' abv. grade)		3,344 S.F. = 17.1%
HARDSCAPE		821 S.F.
LOT COVERAGE (building = hardscape)		4,165 S.F. = 21.2%
PARKING: 2 PER DWELLING + 2 for 3400 S.F. TO 4,400 S.F.	4 stalls (2 covered)	4 stalls (2 covered)
ENVELOPE HEIGHT (uppermost roof slope > 25%)	25'-0"	25'-0"
FRONT YARD SETBACK 194' lot depth X 20% = 38.8' > 20' max.	20' min. X 50% = 10' min. per 12.22.C.6	20' min.
PREVAILING FRONT YARD (no combination of 40% frontage)	N / A	N / A
SIDE YARD SETBACK	6'-0" min.	6'-0"
REAR YARD SETBACK	15' min.	15'-0"

A new single family home is proposed of contemporary design on a vacant lot. The building mass is stepped to mimic the contours of the hillside and the volumes are modulated with varying materials for a presentation that is more blended into the landscape. The house has a mix of parapet, flat and sloped roofes with deep eaves for elevations that have a lot of shade and shadow. The building is rotated to orient with the two slope directions of the site, and the sloped portions of the roof are oriented to mimic the hillside. The upper level of this downslope home is kept low slung and should appear like a small single story home as it is approached from Uhea Road. The project can be further described as follows:

- 22568 W Uhea Road (Lot 88), Woodland Hills, CA 91361
- Located at the Mulholland Scenic Parkway (Outer Corridor) and is visible from Mulholland Highway
- 5,142 SF of gross floor area (4,046 SF Residential Floor Area) is proposed which includes a 896 SF basement and a 400 SF garage.
- The project is proposed on a vacant lot with no existing floor area.
- The home will have five bedrooms, six and a half bathrooms, a sitting room as well as a great room and an attached two car garage.

The building will be type VB fully sprinklered with a combination of flat and pitched rooves two retaining walls of no more than ten feet at their tallest point

- The project is subject to the Baseline Hillside Ordinance
- The new home will be two stories over basement
- Four parking spaces will be provided (two covered)
- The lot is 19,604.4 SF in area with unimproved street
- The project is proposed with a 22.6% Floor Area Ratio (F.A.R.), percentage of living space (Residential Floor Area) to lot size.
- The project includes 821 SF of concrete and paver hardscaping

Issues for Board Consideration:

1. The status of the Mullholland Review Board and what revisions they advised for your project?
2. How long will the project take for completion? How long will it take for excavation? How long will it take for the actual construction?
3. How will the applicant mitigate noise, construction, and staging of construction materials to not disturb your neighbors and traffic?
4. Has applicant spoken with the Fire Department? Will the applicant be required to have full access on all sides of the home in case of a fire.
5. Does the applicant have an anticipated budget that addresses changes in retaining walls, stairs along the side of the building, changes in the roof, and other changes may cause an increase in final building costs that may stall construction completion.
6. Does the applicant plan to install solar panels on the home?
7. Has an Environmental Impact Report been completed yet? If so, what were the findings?
8. Green-How - will the applicant reuse grey water?

Proposed PLUM Motion:

Having held one public meeting for the application concerning DIR-2017-2177-DRB-SPP-MSP for the new construction of 4,046 square foot living space plus 4 stalls of parking (including 2 car garage) the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed structure will still meet the requirements of the area Specific Plan; and
WHEREAS, the applicant has agreed to implement suggested improvements and modifications and conditions (see below) to the submitted application; and
WHEREAS, the applicant has complied to all of the suggested changes brought forth by the Mulholland Review Board

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein finds that the proposed application for new construction of 4,046 square foot living space plus 4 stalls of parking (including 2 car garage) receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions with the following conditions:

1. No Arabian Red on the Balcony
2. Look into the stabilization of the downhill slope for the other home owners below and provide a letter from a civil engineer with recommendations to the Woodland Hills Warner Center Neighborhood Council
3. Provide Opaque Glass for the garage doors