

Planning, Land Use and Mobility Committee

Case Report / 12.3.2020

DIR-2020-1334

4924 N. Llano Drive
Woodland Hills, CA 91364



Applicant: Kamal Singh; t:818.635.6934; e: Kconstruction@live.com;

Rep: Vinai Jetviroj; t:818.207.6516; e: jetviroj@gmail.com

Planner: Valentina-Knox Jones 818.374.5038; e: valentina.knox.jones@lacity.org

Presentations: 3

The project is on a vacant, and an existing single lot of 14,000 sq. ft, located in an R1-1 zoned area on the outer corridor of Mulholland Scenic Parkway and requires a modification of the Hillside Area Regulation (page2).

The project is a 3-story residence of 4,261 SF with a 2 car 400 sq. ft garage at street level with a lower deck and pool. The stricture is on a 14,000 sq. ft lot. The height of the proposed structure is 33 ft. or less per story from the lowest grade of each terraced level (page 3). The proposed home is similar to adjacent houses.

The site is at a 35% grade (page 3). The site is subject to slides. The project will require the export of 544 cubic yards of dirt. There are no protected trees or shrubs on the property. The landscaping plan is found on page 5.

The applicant owns an adjacent lot to the north of the proposed subject project. The adjacent project has an easement for a driveway. This application does not involve the second lot (page 2).

The street width is 35 ft and there is a 50 ft right of way associated with the property (page 6).

- There is no indication of additional parking for visitors.
- There is no haul route plan nor is there plan for staging construction materials.
- The applicant has presented his plan to the Mulholland Design Review on August 19th and again on September 16th of 2020.



ELEVATIONS

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ELEVATIONS / SECTIONS NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. FINISH GRADE SHALL BE USED FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

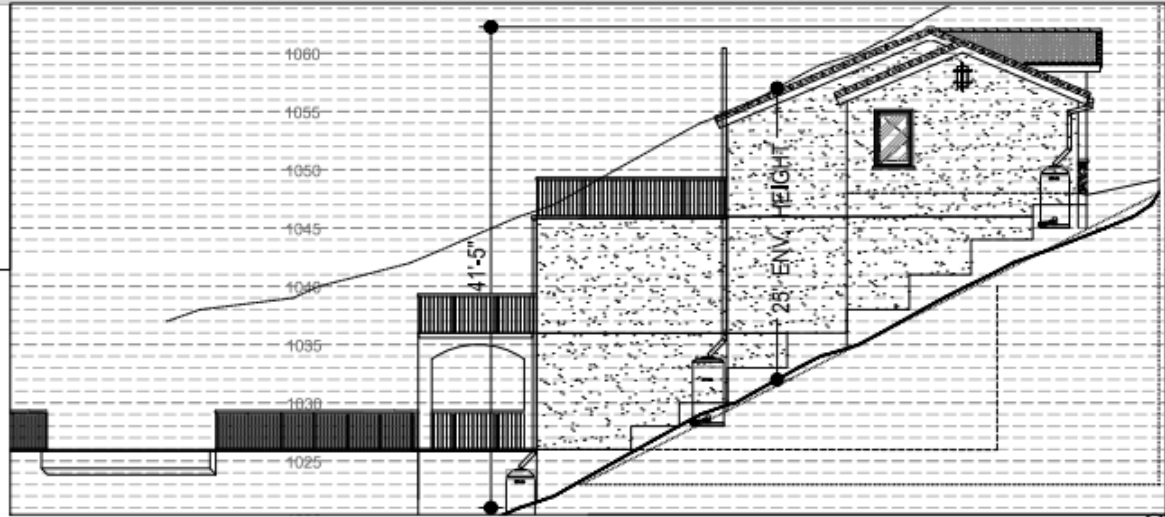
10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



(S) [SOUTH] FRONT ELEVATION

NEW 3-STORY RESIDENCE
for: Mr. & Mrs. KAMAL SINGH
4924 LLANO DRIVE
WOODLAND HILLS, CA 91364
CONTACT: KAMAL SINGH 818 635 6834

DATE: 12/18/2019
DRAWN BY: [Signature]
DATE: JUNE 28, 2019
TYPE: CONSTR. DOCS.
PROJECT: EXTERIOR ELEVATIONS
DRAWING: A-3.1

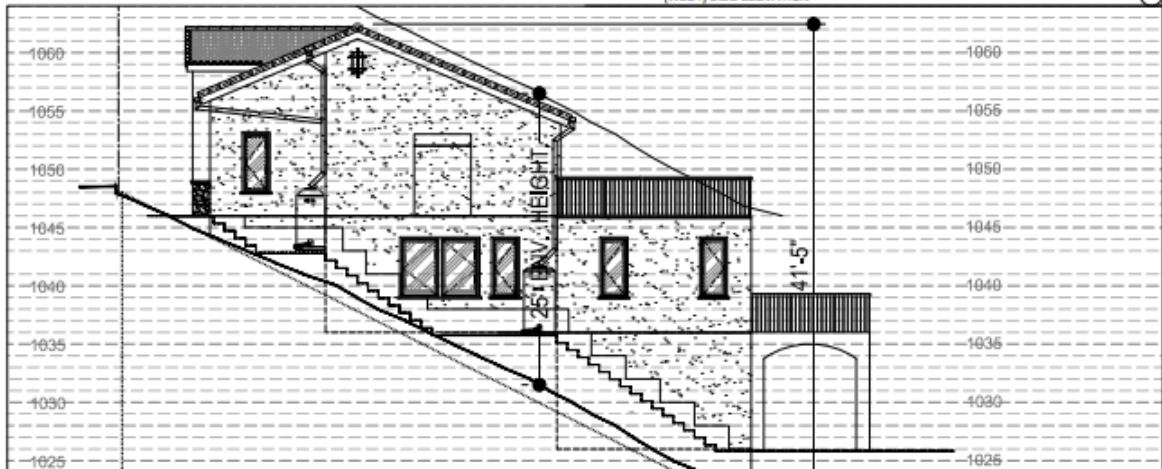


[WEST] SIDE ELEVATION

1/4" = 1'-0" (2)



NEW 3-STORY RESIDENCE
for: Mr & Mrs KAMAL SINGH
4924 LLANO DRIVE, UNIT 104
WOODLAND HILLS, CA 91364
CONTACT: KAMAL SINGH 818 635 8804



1/4" = 1'-0"

1060
1055
1050
1045
1040
1035
1030
1025

1060
1055
1050
1045
1040
1035
1030
1025

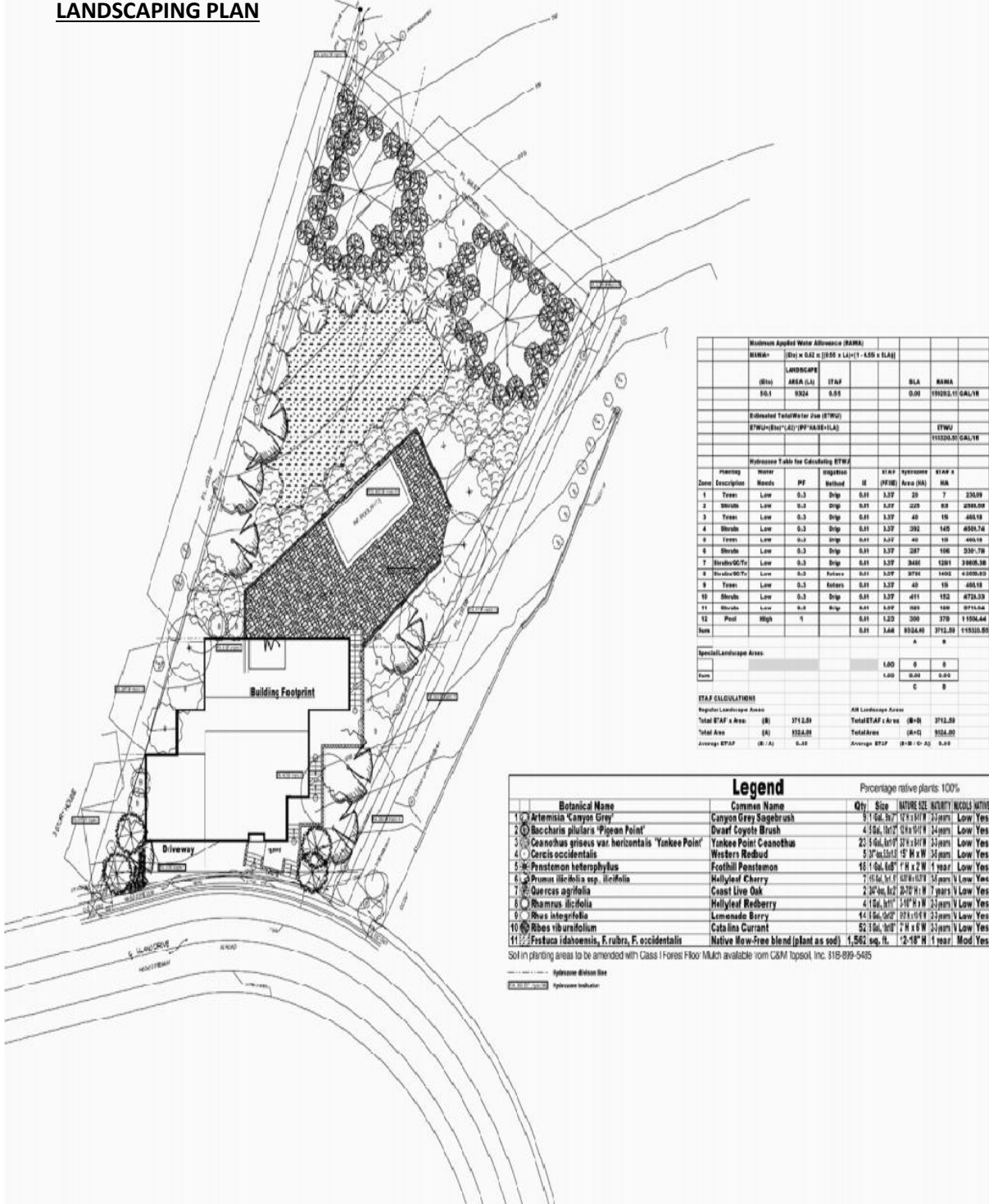
41'-5"

25' ENV. HEIGHT

EXTERIOR ELEVATIONS

DATE: 10/1/20
DRAWN BY: [redacted]
CHECKED BY: [redacted]
DATE: JUNE 2020
PROJECT: CONSTR. DOCUMENTS

LANDSCAPING PLAN



Maximum Applied Water Allowance (MAWA)											
MAWA = (Dr) × 0.82 × [(0.55 × LA) + (1 - 0.55 × LA) × SLA]											
LANDSCAPE			ETAP		SLA		MAWA				
(Irr)	AREA (LA)	ETAF									
0.1	9324	0.91			0.00		19293.11 GAL/yr				
Estimated Total Water Use (ETWU)			ETWU = (ETAF) × (Dr) × (0.7) × (0.82)		ETWU		11530.91 GAL/yr				
Hydrotone Table for Calculating ETWU											
Date	Planting	Water	PF	Method	Dr	ETAF	Hydrotone	ETAF x			
1	Tree	Low	0.3	Drip	0.01	3.37	30	7	33.09		
2	Shrub	Low	0.3	Drp	0.01	3.37	40	10	40.00		
3	Tree	Low	0.3	Drp	0.01	3.37	40	10	40.00		
4	Shrub	Low	0.3	Drp	0.01	3.37	140	140	490.74		
5	Tree	Low	0.3	Drp	0.01	3.37	40	10	40.00		
6	Shrub	Low	0.3	Drp	0.01	3.37	140	140	490.74		
7	Shrub (Gr/T)	Low	0.3	Drp	0.01	3.37	340	1281	3869.38		
8	Shrub (Gr/T)	Low	0.3	Reverse	0.01	3.37	3750	1400	4320.00		
9	Tree	Low	0.3	Reverse	0.01	3.37	40	10	40.00		
10	Shrub	Low	0.3	Drp	0.01	3.37	451	152	473.33		
11	Shrub	Low	0.4	Drp	0.01	3.37	643	140	976.44		
12	Pool	High	1		0.01	3.37	300	370	11504.44		
Items						0.01	3.68	9324.00	3712.29	11530.91	
Special Landscape Areas:											
A		1.80		0		0					
B		1.00		0.00		0.00					
C				0							
ETAF CALCULATIONS											
Regular Landscape Areas					All Landscape Areas						
Regular ETAF x Area		(B)	3712.29		Total ETAF x Area		(B+C)	3712.29			
Total Area		(A)	9324.00		Total Area		(A+C)	9324.00			
Average ETAF		(B / A)	0.40		Average ETAF		(B+C / A+C)	0.40			

Botanical Name	Common Name	Qty	Size	NATIVE	SIZE	WATER	RECORD	NATIVE
1 Artemisia Canyon Grey	Canyon Grey Sagebrush	3	5' x 6' x 15'	15'	15'	15'	15'	Low Yes
2 Baccharis pilularis Pigeon Point	Dwarf Coyote Brush	4	3' x 3' x 15'	15'	15'	15'	15'	Low Yes
3 Ceanothus griseus var. horizontalis Yankee Point	Yankee Point Ceanothus	22	5' x 6' x 15'	15'	15'	15'	15'	Low Yes
4 Cercis occidentalis	Western Redbud	5	3' x 3' x 15'	15'	15'	15'	15'	Low Yes
5 Penstemon heterophyllus	Foothill Penstemon	16	1' x 6' x 6"	15'	15'	15'	15'	Low Yes
6 Prunus ilicifolia ssp. ilicifolia	Mollyleaf Cherry	7	15' x 15' x 15'	15'	15'	15'	15'	Low Yes
7 Quercus agrifolia	Crest Live Oak	2	24' x 48' x 24'	15'	15'	15'	15'	Low Yes
8 Rhamnus ilicifolia	Mollyleaf Redberry	4	15' x 6' x 15'	15'	15'	15'	15'	Low Yes
9 Ribes integrifolia	Lemonade Berry	14	15' x 6' x 15'	15'	15'	15'	15'	Low Yes
10 Ribes viburnifolium	Catalina Currant	52	15' x 6' x 15'	15'	15'	15'	15'	Low Yes
11 Festuca idahoensis, F. rubra, F. occidentalis	Native Low-Free blend (plant as sod)	1,562	sq. ft.	2'-18" H	1 year			Mod Yes

Soil in planting areas to be amended with Class I Forest Floor Mulch available from G&M Topsoil, Inc. 315-899-5405

Legend Percentage native plants: 100%

Special Notes:
 Performance Approach
 TOTAL LANDSCAPE AREA: 9,324 sq. ft.
 WATER SUPPLY TYPE: LOW/Medium
 Assessment 3-D view of conditions for application of all required treatments or plantings, except for irrigated, existing or existing plantings, in dry/semi-arid/semi-arid/semi-arid conditions. For each item that this organization is the top 1% of soil, compact at a minimum rate of 4 to 6 psi (100 lbs). 1. At a minimum, 1.0 ft. of material should be placed on top of the soil.
 I have consulted with the relevant officials and agreed that the requirements of the water efficient landscape ordinance and related landscape Ordinance (Ordinance 14600) are satisfied by the proposed landscape plan.
 I agree to comply with the requirements of the water efficient landscape ordinance and related landscape Ordinance (Ordinance 14600) regarding:

REVISION LOG:
 REVISION NO.:
 DATE:
 SUBMITTAL NO.:
 DATE:
PROJECT ADDRESS:
 4924 Llano Dr.
 Woodland Hills, CA 91364
CLIENT ADDRESS:
 Kamal Singh
 4924 Llano Dr.
 Woodland Hills, CA 91364
LANDSCAPE PLAN
Date: 09/23/2019
Scale: 1/16" = 1'
Sheet No. L1
1 of 3
 Site Address: 4924 LLANO DR
 ZIP Code: 91364
 PIN: 506137 30
 UTM Zone Number: 32N
 UTM Y-coordinate: 4587071.00
 UTM X-coordinate: 1167651.00
 UTM Zone: 32N
 UTM Y-min: 4587071.00
 UTM Y-max: 4587071.00
 UTM X-min: 1167651.00
 UTM X-max: 1167651.00
 UTM Zone: 32N



MOTION

The Planning, Land Use, and Mobility committee (PLUM) having held three hearings regarding a request for a project permit compliance review for the construction of a new approximately 4,461 SF single-family dwelling at 4924 N. Llano Drive, Woodland Hills, CA 91364. The three virtual PLUM meetings were held on August 27th, November 19th, December 3^d, of 2020. The following are the findings and recommendation of the PLUM committee.

WHEREAS, the Applicant has designed and substantially complies with the applicable regulations, findings, standards, and provisions of the Mulholland Scenic Parkway Specific Plan and The Baseline Hillside Ordinance; and,

WHEREAS, the applicant has agreed to implement and will note on their plans, suggested improvements and modifications and conditions (see below) to the submitted application; and,

WHEREAS, the applicant has responded to the PLUM committee request for additional architectural drawings that enhance the community; and,

WHEREAS, the applicant has provided a rain barrel water capture plan in response to PLUM the committee's request; and,

WHEREAS, the applicant has agreed to a landscape plan, especially screening the 10 foot retaining wall with species of plants listed on applicant's plans, and,

WHEREAS, the applicant has plans for a construction material staging and receiving area on his adjacent property and remediating the lot following construction; and,

WHEREAS, the applicant has committed to providing a construction workers' parking plan; and,

WHEREAS, the applicant has agreed to abide by and include all of the Mulholland Design Review Board requirements, and print MDRB requirements on applicant's project construction plans.

THEREFORE IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings and conditions stated herein, finds that the submitted application submitted by the applicant, Kamal Singh, for the new construction of a three-story residence of 4,261 SF with a 2 car 400 sq. ft garage at street level with a lower deck and pool receive the support of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action contingent upon the following conditions:



CONDITIONS

1. All plans presented on at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) on December 9th, 2020 shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
2. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions. Further, the applicant and owner shall also include all recommendations made by the Mullholland Review Board on his construction plans.
3. The applicant and owner will not submit any significant changes, further updated plans or changes without first presenting them to the WHWCNC for support.
4. The Applicant shall provide traffic control and flaggers and post signs whenever there are materials deliveries or when hauling dirt, pouring concrete or conducting work that will disrupt traffic flow for more than 5 minutes.

THEREFOR: Be it resolved that the Woodland Hills – Warner Center Neighborhood Council advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its findings and recommendation to support the application presented to the WHWCNC Board on December 9th, 2020.

Motion: Sean McCarthy, Second: Martin Lipkin

Vote: Aye: 6 Nay: 1 Abstain: