



## Planning, Land Use and Mobility Committee Case Report

**PLUM Meeting:** June 20, 2024

**Case Nos:** DIR-2024-700-DRB-SPPC-HCA, ENV-2024-701

**Site Location:** 22025 W San Miguel Street, Woodland Hills, 91364

Tract: TR 6170 and Block: Lot 546 Assessor Parcel # - 2170-008-009

R1-1 - Year Built 1949

Zoning Information (ZI) ZI-1224 Specific Plan: *Mulholland Scenic Parkway (Outer Corridor)*

ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations

General Plan Land Use Low Residential

Total Lot area: 6,254 sq ft

**Project:** Project Descriptions(s): Pursuant to LAMC 11.5.7 and 16.50, a major project compliance with design review within the Mulholland Scenic Parkway Specific Plan for remodeling and second story addition to existing single story, single-family detached home. Demolition of partial carport, new trellis/wall added, a new pool, a new front porch, balconies and attached ADU. New construction equals 2,153 square feet. Remodel includes demolition of various existing structures. Includes exterior renovation and alteration.

Detailed scope of the proposed project: 57 feet x 40 feet two level remodel and addition to existing 34 feet x 40 feet one story home. Demolition of existing 18 feet x 20 feet accessory structure, New 24 feet x 5 feet x 18 feet trellis. New 32 feet x 16 feet pool. New front porch below new balcony. New attached ADU.

Document Type: Building Permit request. Sub Type: Building Addition.

**Applicant/Owner:** Emin Mamedov  
22025 W San Miguel Street  
Woodland Hills, 91364  
Phone: 818-744-2434  
Email: [danielsconstr@gmail.com](mailto:danielsconstr@gmail.com)

**Applicant's Rep:** WSDCI – Jake Malott  
7190 Sunset Blvd. Unit 507  
Los Angeles, CA 90046  
Phone: 708-203-2559 cell:  
E-Mail: [liz@wsdci.com](mailto:liz@wsdci.com)

City Planner: MDRB- Katie Knudson and Jude Hernandez  
Phone: 213-847-3659  
E-Mail: [k.knudson@lacity.org](mailto:k.knudson@lacity.org) and [j.hernandez@lacity.org](mailto:j.hernandez@lacity.org)

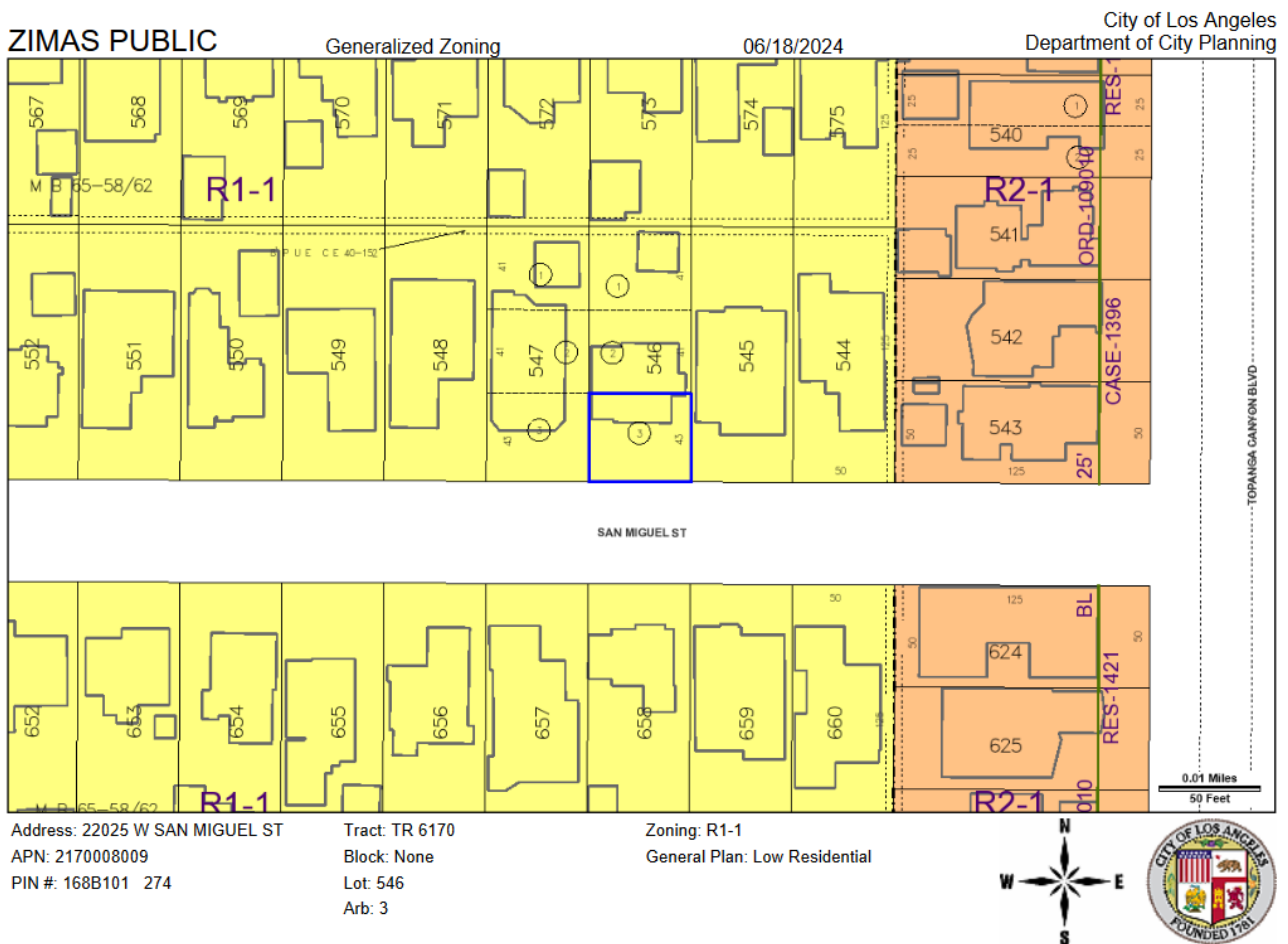
Submitted By: Joyce Fletcher and Matt Richman – WHWCNC - PLUM Case Leaders

## PROJECT SITE LOCATION

**Location: 22025 W San Miguel Street, Woodland Hills, CA 91364**

W San Miguel is located south of Ventura Blvd, West of Topanga Blvd and East of Mulholland Drive and San Feliciano Street on a flat street with similar houses. There is an older one-story home left of the site and a newer two-story home right of the site.

The current home is 828 square feet with (2) bedrooms and (1) bath. The lot is 6,250 square feet. The home is not visible from Mulholland Drive nor Topanga Canyon Blvd.





**Current one-story home at 22025 San Miguel Street**



**New Two-Story House at 22025 San Miguel Street  
Exterior Materials and Plans**

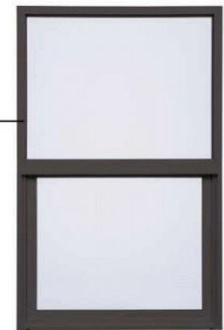
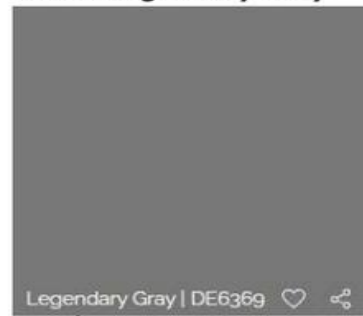
**Stucco, Omega Colortek  
20/30 Sand Finish  
Color: 250 Bone Base 2**



**Roofing by CertainTeed  
Landmark Solaris  
Color: Country Gray**



**Trim Paint  
Dunn Edwards DE6369  
Color: Legendary Gray**



**Milgard Vinyl Window  
Styline Series  
Color: Espresso**

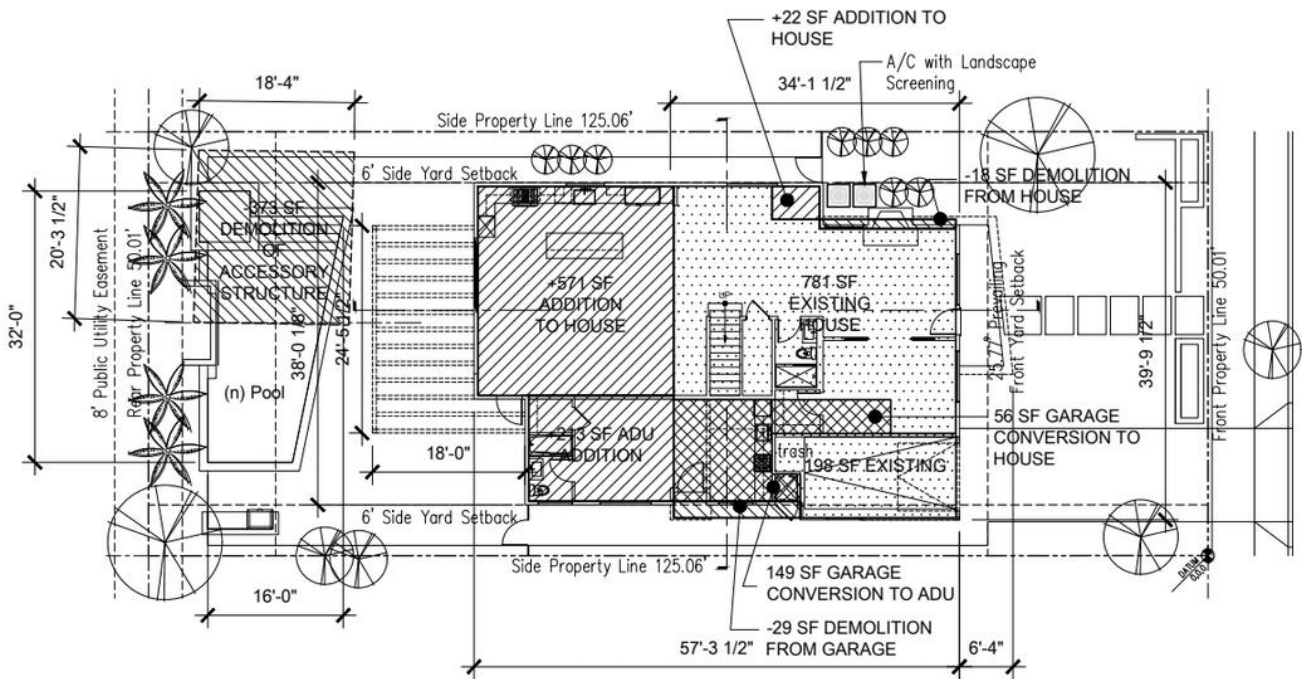


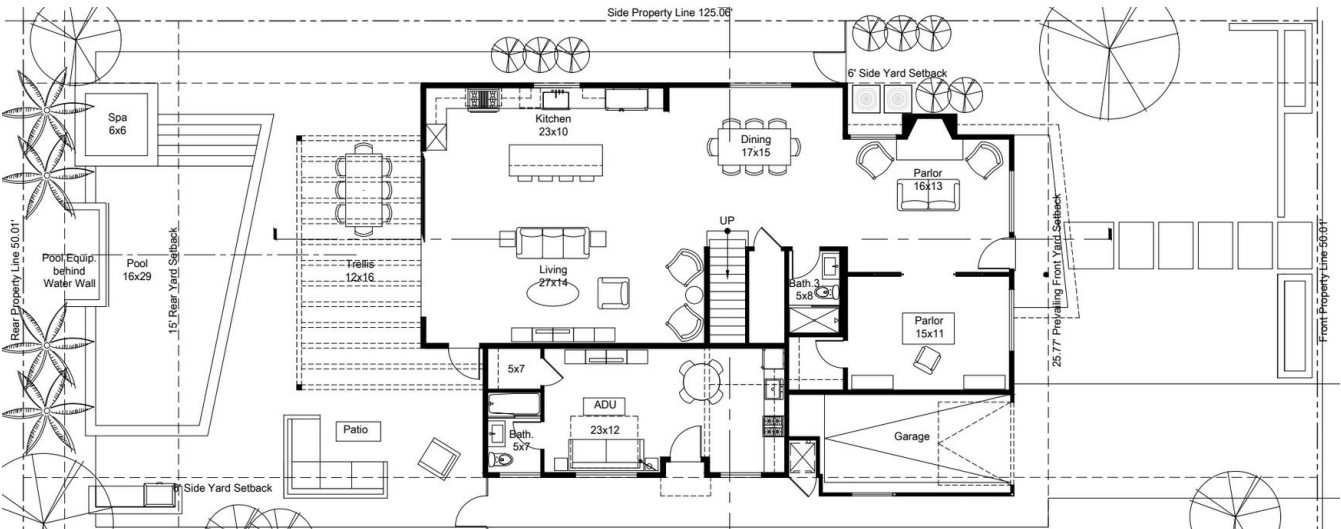
**Belden Brick  
Black Diamond Velour**



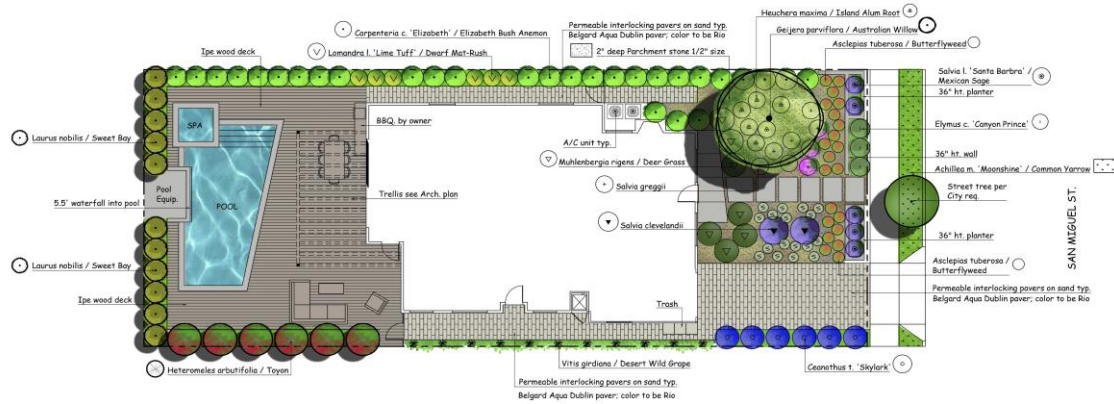
**Belden Brick  
Downing Black Velour**







# Landscape Design



## OVERVIEW AND ANALYSIS – Matt Richman

On May 31, 2024, PLUM members Matt Richman and Joyce Fletcher met with the applicant and discussed the following:

- FAR (floor area ratio)- was based on a Average FAR for the neighborhood with similar lot sizes and building square footage.
- Is this a remodel or construction of a new home? How big is the house w/ADU? There are questions about the exact total square feet of new construction. Building area (existing (1) story house= 799/sf (new 2-story addition) = 1,789, (new ADU) = 362/sf= total new structure = 2,950/sf (0.47 FAR) vs 2,153/sf on application.
- Existing (1) car carport will be converted into new (1) car garage while maintaining the 4'-0" side yard set back with a 2<sup>nd</sup> floor flat roof addition (concern of that roof being converted to an outdoor deck at 2<sup>nd</sup> floor
- Applicant should show dimension (site plan, sections & elevations) in regard to all side yard setbacks (please show on drawings)
- Applicant should show the demo walls on the floor plan with shaded areas to verify the total amount of remodeling vs. new \*50% threshold for new building compliance. (not called a remodel)



- Applicant to verify if the 2<sup>nd</sup> floor flat roofs are to be used as future roof decks (concern for the neighboring parties)
- Applicant to label planting around pool equipment for sound buffer at rear yard (per landscape plan)
- Applicant to comply with LID (low impact development) requirements per new code of 2,500/sf or less (if applicable for this project)
- Applicant is under the max height requirement (33'-0") please show dimension on sections & elevations
- Total grading = 76/cubic yards (for pool & foundation construction)
- Zoning R1-1, Mulholland Scenic Parkway Specific Plan, Outer Corridor
- The overall design is 2-story modern style with steep sloping roofs & flat roof and balcony's mixture along with tall modern windows & glass doors.
- The landscape/hardscape plan shows new permeable pavers for driveway and side yard pedestrian access. The entry pavers are spaces with landscape grout lines and miscellaneous planting. The rear yard has a new pool and spa, with open beam patio trellis and IPE wood decking All side yards have slender row of consistent planting to screen and contain privacy for the applicants.
- Has the applicant sent notification of project to all homes within the one hundred feet radius of the site and has there been any responses from the neighbors.
- Applicant to verify the date the project will be presented to the Mulholland Design Review Board and notify the PLUM Committee.
- The general designs and floor area are complaint with current codes.
- The new Attached ADU is complaint with new State & Local ADU codes
- The architectural flavor is a modern design and compatible with new building surrounding the neighborhood (Contemporary Architecture)
- The building height and floor area are compatible with current R1-1 zoning codes and meet the requirements

**PLUM MOTION – none at this time**

As pertaining to **Case DIR-2024-700-DRB-SPP-MSP and ENV-2024-701** and having held (1) onsite meeting and (1) public teleconference PLUM meeting for the application for a project compliance review, at 22025 W San Miguel Street, Woodland Hills, CA 91364, for remodeling and addition to existing single story, single-family detached home. Application includes demolition of partial carport, new trellis/wall added to remaining carport, a new pool, a new front porch, balcony and attached ADU. Also, the addition of a second story. New construction equals 2,153 square feet. Remodeling/construction includes demolition of various existing structures and includes exterior renovation and alteration.

**The Planning, Land Use and Mobility Committee hereby finds that:**

WHEREAS,

WHEREAS,

WHEREAS,

WHEREAS,

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the submitted application for remodel/construction of a 2-story single family dwelling at 22025 San Miguel Street receive the **support/non-support** of the Board of the Woodland Hills-Warner Center Neighborhood Council contingent upon the following **conditions**:

**Conditions:**

1

2.

Furthermore, the Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department, the Mullholland Design Review Board, and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent **supporting/non supporting** recommendation for this application as presented on June 20, 2024

Motion:

Second:

Vote: Aye Nay Abstain

