



Planning, Land Use and Mobility Committee Case Report and PLUM Motion

PLUM Meeting: July 18, 2024

Case Nos: DIR-2024-700-DRB-SPPC-HCA and 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. Per application the 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
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City Planner: MDRB- Katie Knudson and Jude Hernandez
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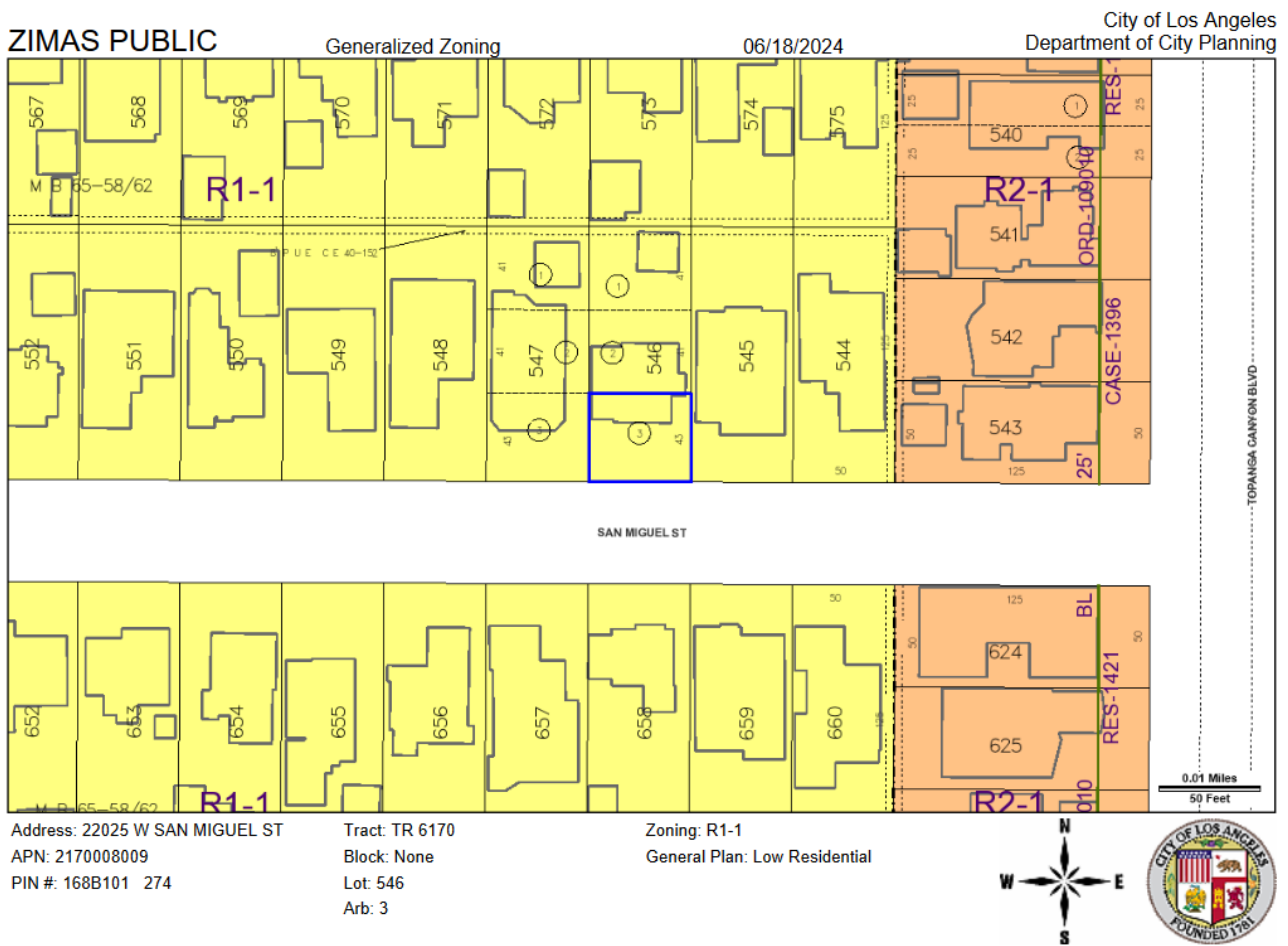
Submitted By: Joyce Fletcher and Matt Richman – WHWCNC - PLUM Case Leader

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**

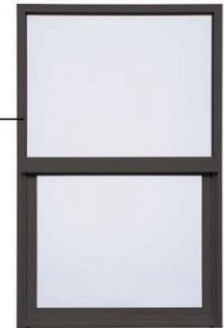
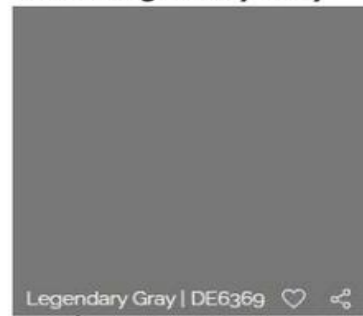
**Stucco, Omega Colortek
20/30 Sand Finish
Color: 250 Bone Base 2**



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



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



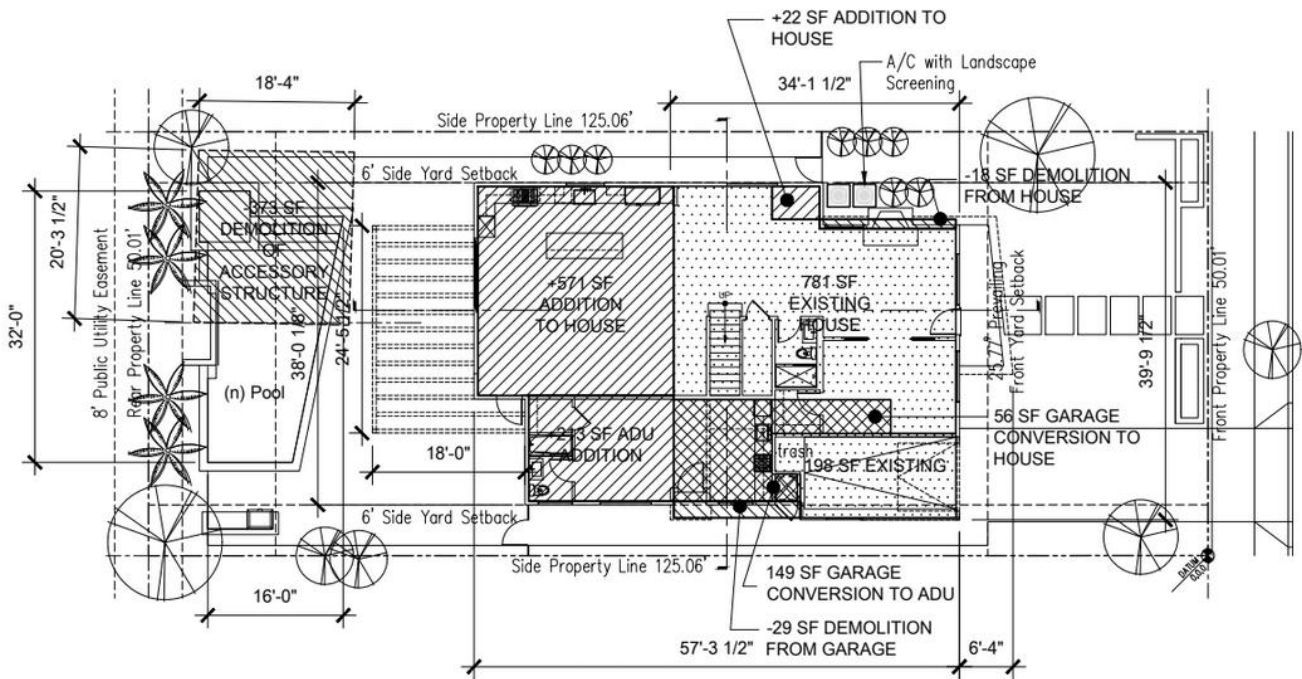
**Milgard Vinyl Window
Styline Series
Color: Espresso**

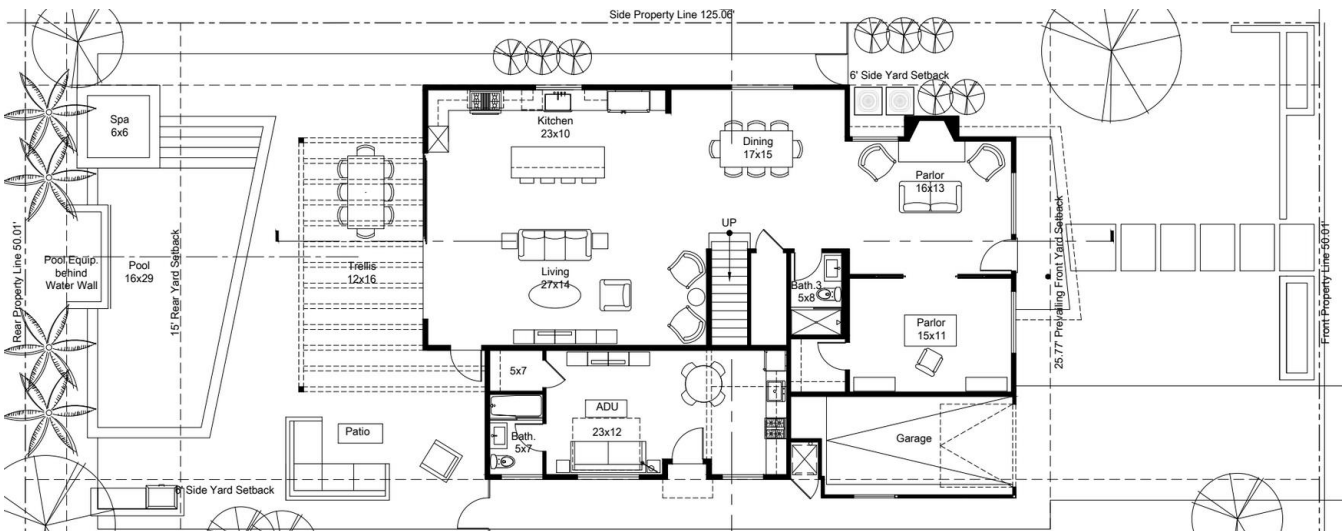


**Belden Brick
Black Diamond Velour**



**Belden Brick
Downing Black Velour**





- **Height.** The height of the house is of concern, as all the houses on the street are small one-story houses with the exception of one two story house. The proposed house is several feet taller than the tallest house on the street. Is the applicant under the max height requirement and the applicant should show dimensions on sections & elevations.
- **On-site parking-one car garage.** The project provides only one, one-car garage to accommodate a large two-story family home with an additional ADU. The project assumes persons living or working or visiting the site will always park on the residential street.
- **Flat roof over car port.** Existing (1) car carport will be converted into new (1) car garage while maintaining the 4'-0" side yard set back with a 2nd floor flat roof addition
Concerns of that the second story flat roof will eventually be converted to an outdoor deck which could create noise and infringe on the privacy and quality of life of the neighbors.
- **Exterior washer and dryer room on first floor.** The washer and dryer is enclosed in a small room that opens to the outside of the home and faces the house next door. Concerns about noise from the washer and dryer affecting the peace and quiet of the next-door neighbor.
- Applicant should show dimension (site plan, sections & elevations) regarding 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 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 shows proof of sent notification of project to all homes within the one hundred feet radius of the site and provides all responses from the neighbors.

The PLUM Committee also finds the following:

- The overall design is a 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.

- The general designs and floor area are compliant with current codes.
- The new Attached ADU is compliant with new State & Local ADU codes
- The architectural flavor is a modern design and compatible with new buildings within the general neighborhood (Contemporary Architecture)

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee finds that the submitted application for remodel/new 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 condition:

Condition:

1. The Mulholland Design Review Board verify project compliance per all local, city and state requirements and as defined in the Mulholland Specific Plan and applicant complies with all requests prior to final approval by the City.

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 Mulholland 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 July 18, 2024

Motion:

Second:

Vote: Aye Nay Abstain

