



Planning, Land Use and Mobility Committee
Case Report / Rev 7.16.20; Rev 8.6.20
DIR-2019-4861-DRB-SPP-MSP / Single Family Residence
22552 W. Uhea Road
Woodland Hills, CA 91364



East Elevation

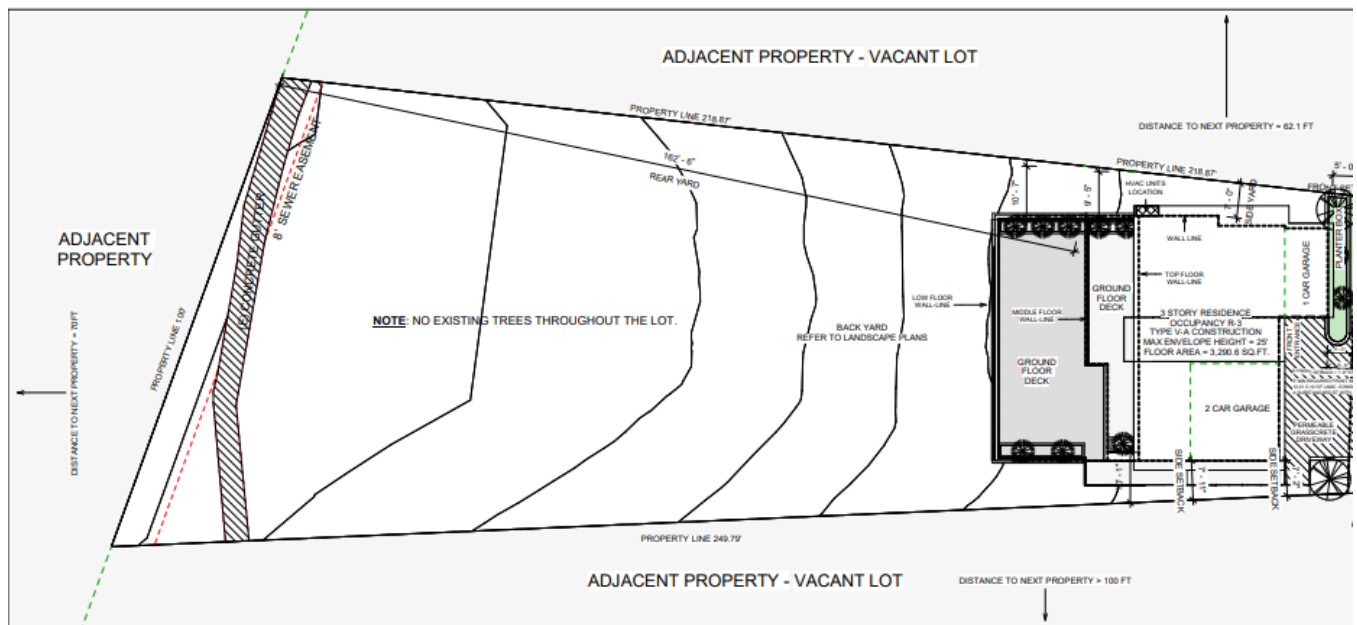
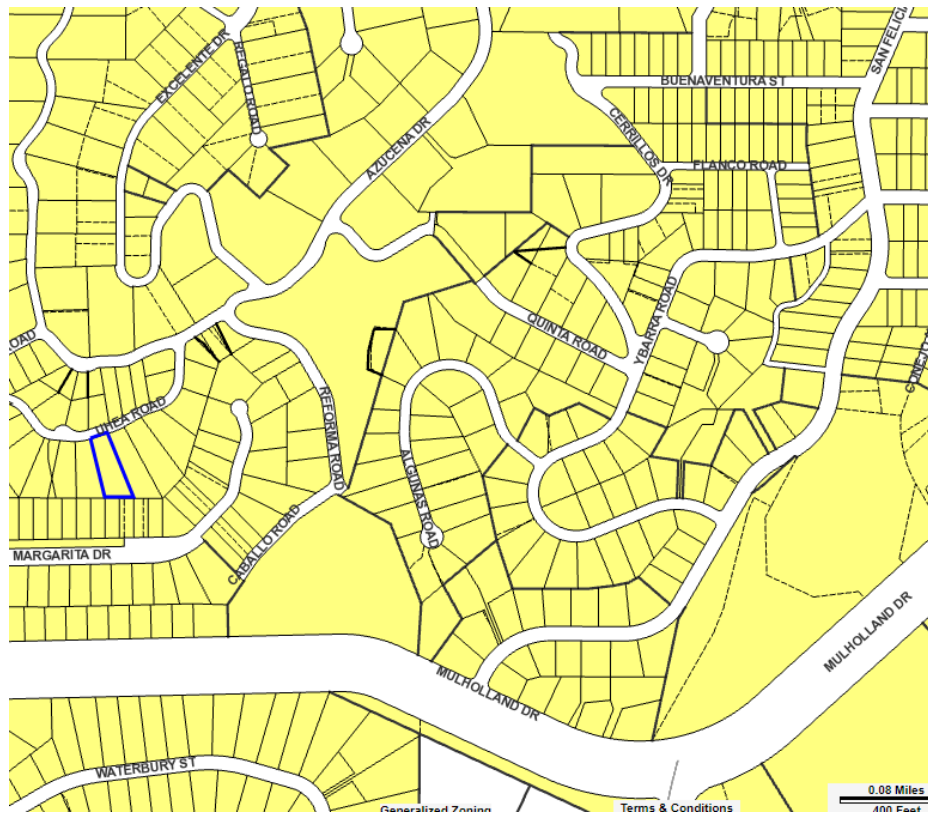
Project Description: New Single Family Residence
Applicant: Javanshir Rad t: 213.361.6555; e: danny@radtronics.com;
Representative: Behrouz Bozorgnia/Mobbil Inc; t: 310.562.6427; e: bbozorgnia@mobbil.com
LA City Planner: Valentina Knox-Jones: 818.374.5038; valentina.knox.jones@lacity.org
Case Leader: Lauren Coffman / PLUM Chair / l.coffman@whcouncil.org
PLUM Meeting: January 9, 2020 / First Presentation
July 16, 2020 / Second review by PLUM Committee only
August 6, 2020 / Third Review

Overview of Site and Project

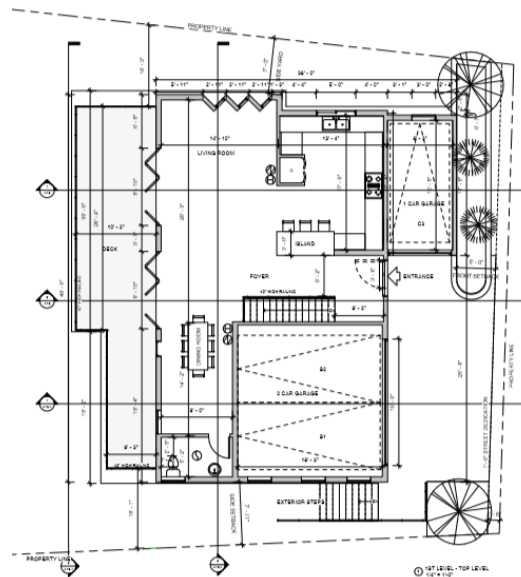
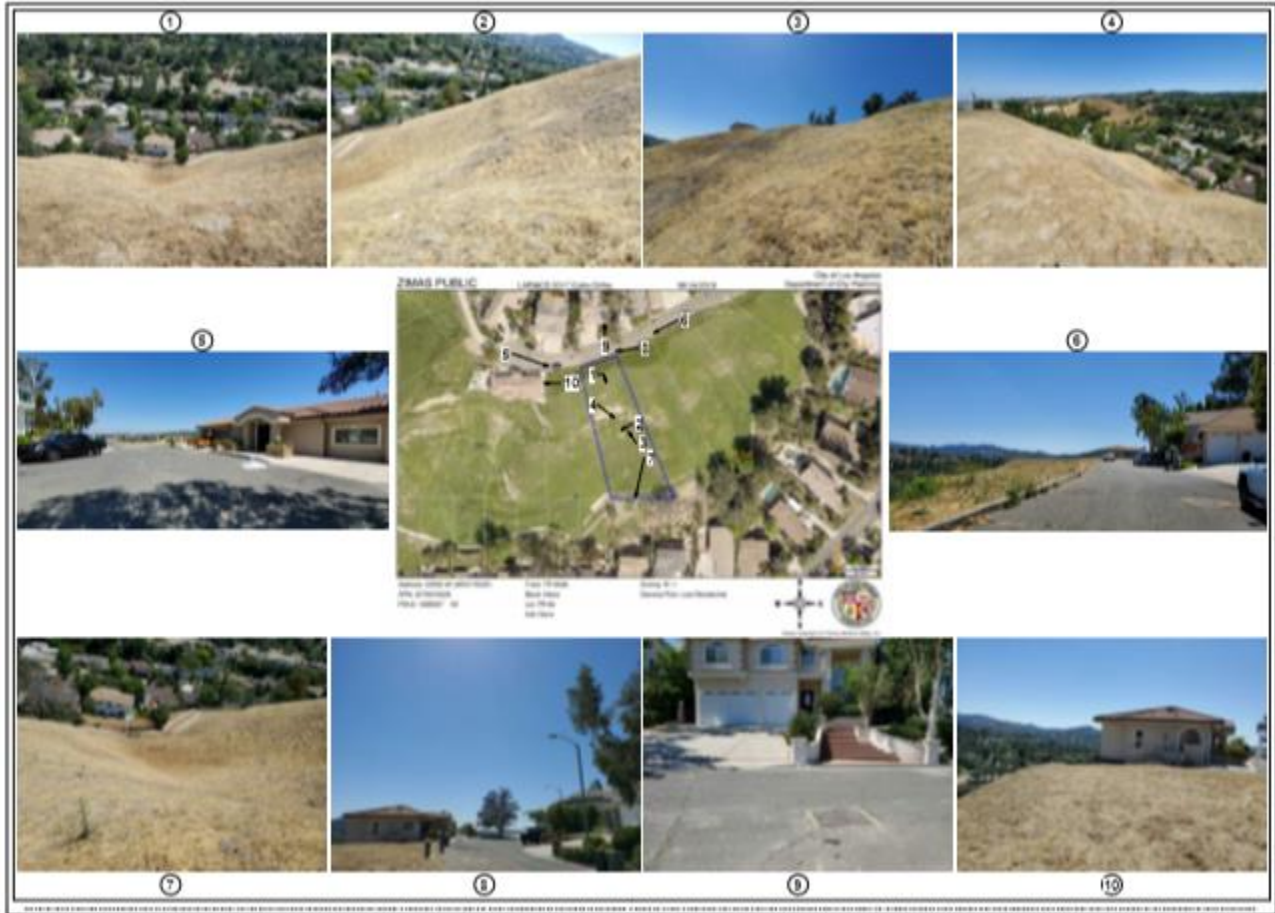
The project scope is the construction of a three story, 3,290 sq. ft. single family residence and a 477.9 SF 3 car garage, on a 18,240.47 sq. ft. *downslope* lot. The requested maximum height is 42 ft. The project is subject to the Mulholland Scenic Parkway Specific Plan (Outer Corridor of Mulholland Drive), the Baseline Hillside Ordinance, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan and the Los Angeles City Municipal Code. LAMC section 12.24.28. The project site is zoned R1-1/ One Family Residential with a minimum lot width of 50 feet and a minimum lot area of 5,000 sq. ft. The General Plan designation is Low Residential. The property is located in the *Very High Fire Hazard Severity Zone and a Special Grading Area*.

The property dimensions are 60.55' at Uhea, Road (north property line), 218.87' along the west property line, 100' along the south property line and 249.79' along the east property line.

Based on the Slope Analysis, the Maximum Allowable Residential Floor Area is **5,990.76** . The proposed house is smaller than the allowable Residential Floor Area. The Floor Area Ratio (FAR - Building sq. ft. divided by lot size) is 18.5%. Total lot coverage (building footprints and hardscape divided by lot size) is 20.3%.



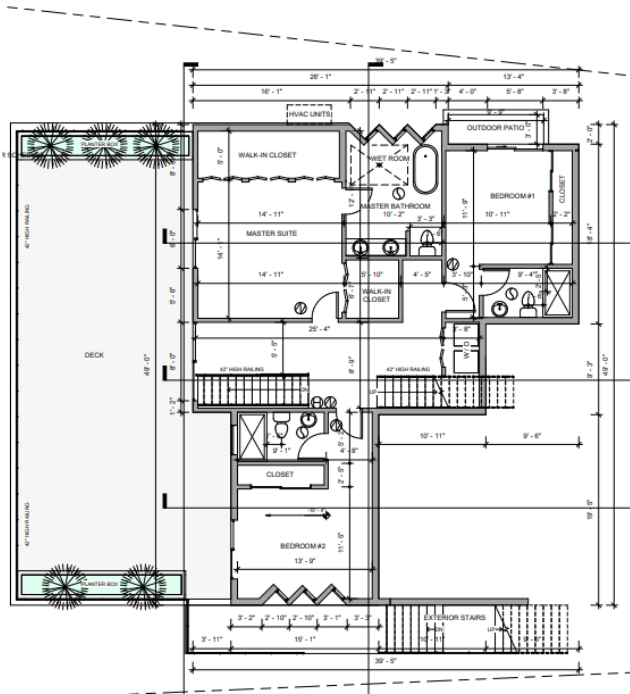
Site Plan



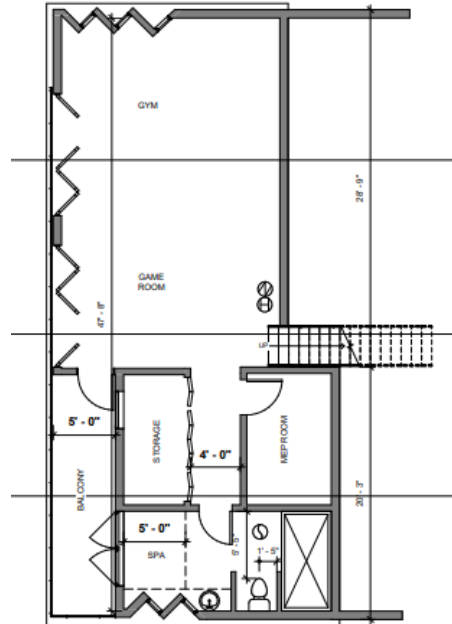
Parking / Entry Level / First Floor

Lower Level / Second Floor

Lowest Level / Third floor



Middle Level



Lower Level

Previous Exterior

NOTE:

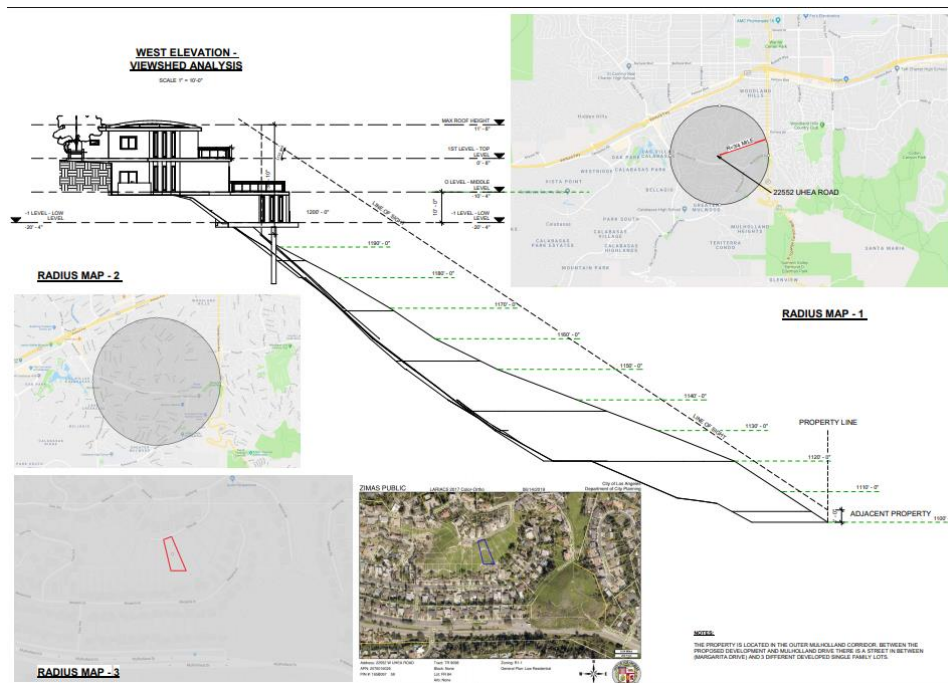
1. ALL OPENING WINDOWS GREATER THAN 30" FROM THE GRADE SHALL HAVE A SILL OF MIN. 42" AND MAX. 44".
2. EXTERIOR FINISH, PROVIDE ANTI-DRAFFITI FINISH AT THE FIRST 3 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS.
3. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
4. SAFETY GLAZING REQUIREMENTS:
 - A. ALL FIXED OR OPERABLE PANELS OF PATIO DOORS
 - B. SHOWER ENCLOSURES
 - C. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR (SIDE OR TOP) WITHIN 24" DISTANCE
 - D. FIXED OR OPERABLE PANELS LESS THAN 15" ABOVE THE FLOOR
 - E. EXPOSED AREA OF INDIVIDUAL PANEL GREATER THAN 50 S.F.
5. ALL WINDOWS AND DOORS TO BE PER OWNER'S SATISFACTION.
6. ALL DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. PROVIDE AN ALTERNATE PRICE TO STAIN AND FINISH WOOD DOORS.



NOTE:

1. ANY OUTDOOR LIGHTING TO BE SHIELDED AND DOWNFACING
2. ALL GLASS TO BE ANTI-REFLECTIVE





Site Drainage: Site drainage, is an issue for this site and the street.

Conformance With Municipal Code and the Baseline Hillside Ordinance for the R1-1 Zone

Grading:

The project requires 1,100.1 cubic yards of cut and 9.08 cubic yards of fill for a total export of 1,091.03 cubic yards for grading. **Maximum allowable, as per the Hillside Ordinance is 1,000 cubic yards. Lots fronting on Substandard streets are limited to 750 cubic yards of cumulative grading.** The project proposes to work with the average natural slope of 35%. There are no trees proposed to be cut down.

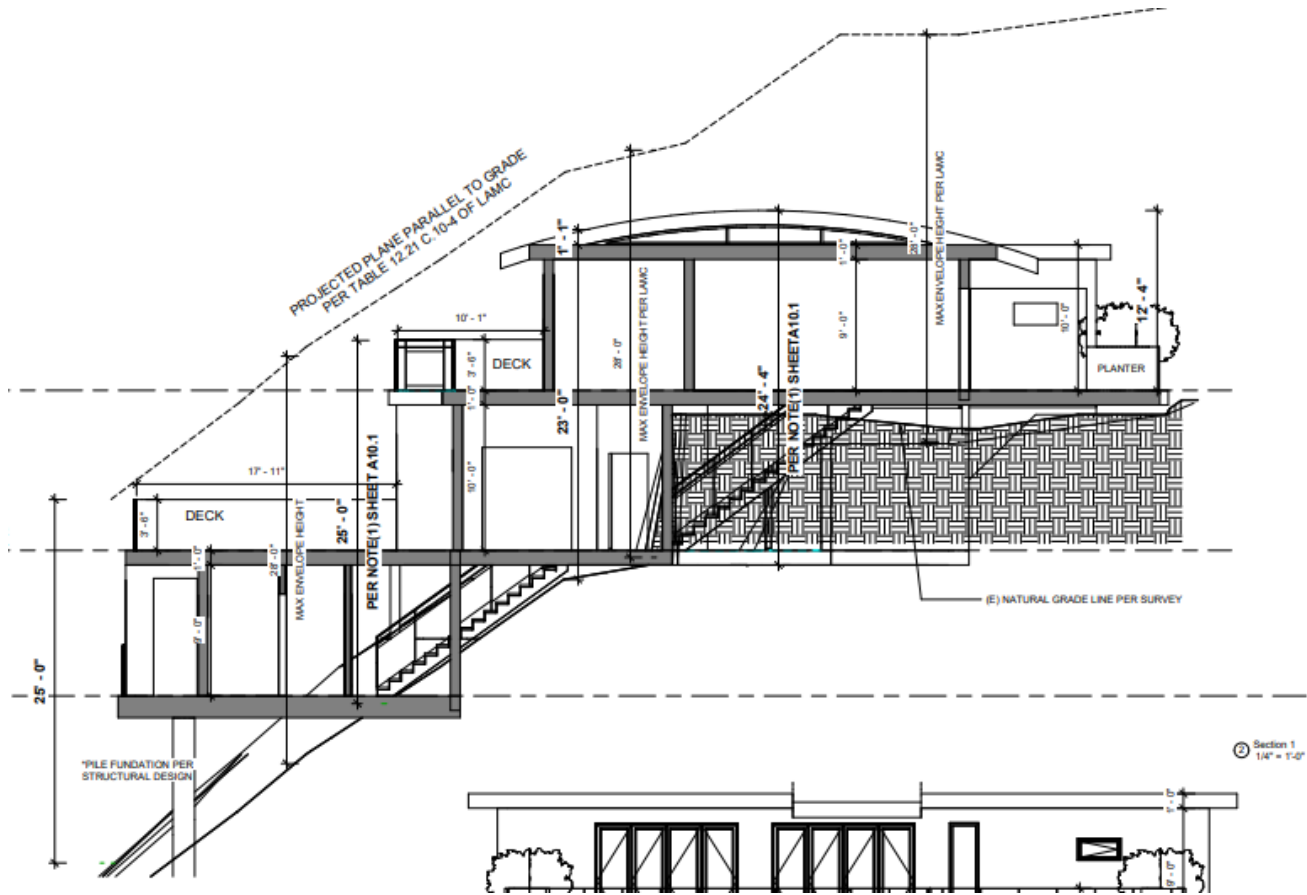
Building Height:

As per the Baseline Hillside Ordinance, the maximum envelope height for the R1-1 Zone, for a project with a roof slope less than 25% is 28 feet. This vertical height or “plumb line” height is originated at the lowest grade within 5 horizontal feet of the exterior walls of the building structure, and is the vertical distance from the grade, **finished or natural whichever is lowest**, of the site, to a projected plane at the roof structure or parapet wall located directly above and parallel to the grade. This building height is indicated as 49’ to the top of the highest roof. This building appears to be taller than allowed by the *Baseline Hillside Ordinance*. For a flat roof structure, max. height is 28’. For a pitched roof structure, max. height is 33’

8.6.20: In a submittal by the applicant, they say: **THE 49FT MENTIONED IN THE CASE REPORT WOULD BE VALID ONLY OUTSIDE HILLSIDE PROJECTS, FOR RELATIVELY FLAT LOTS.** This is not true. The Baseline Hillside Ordinance states, as per the Zoning Administrator’s Authority (12.21 C.10.(d)2 of the LAMC): *A zoning Administrator may allow structures which exceed the maximum envelope height requirement of table 5 – Maximum Height of Structures; However, the increase in height may not result in a Building or Structure which exceeds an overall height of 45 feet, pursuant to the authority and procedures established in Section 12.24 x.28 of the LAMC. The overall height shall be measured from the lowest Elevation point within 5 horizontal feet of the exterior walls of a Building or Structure to the highest Elevation point of the roof Structure or parapet wall.* There is no Overall Building Height dimension indicated on the project drawings.

Sideyard setback: required is 5'. For buildings over 18' in height, "One additional foot shall be added to each required side yard for each increment of 10 feet or fraction thereof above the first 18 feet.

8.6.20: See page 11, Item 1, of this report.



Maximum Building Envelope Study

Conformance With Mulholland Scenic Parkway Specific Plan and General Building Design

The project has not yet presented to the Mulholland design Review Board.

The exterior colors are white and grey, which will not blend with the hillside. The exterior color will have to be modified to conform with the DRB standards.

8.6.20: The colors have been revised to conform with Mulholland scenic Parkway suggested building color palette.

Conformance With Fire Department

The pile building foundation system will need to be enclosed in fire resistive construction. Verify with the fire department. 8.6.20: See page 12 of this report for update.



NOTES:

1. ALL OPENING WINDOWS GREATER THAN 30" FROM THE GRADE SHALL HAVE A SILL OF MIN. 42" AND MAX. 44".
2. EXTERIOR FINISH, PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS.
3. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC.
4. SAFETY GLAZING REQUIREMENTS:
 - A. ALL FIXED OR OPERABLE PANELS OF PATIO DOORS.
 - B. SHOWER ENCLOSURES.
 - C. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR (SIDE OR TOP) WITHIN 24" DISTANCE.
 - D. FIXED OR OPERABLE PANELS LESS THAN 18" ABOVE THE FLOOR.
 - E. EXPOSED AREA OF INDIVIDUAL PANEL GREATER THAN 9.0 S.F.
5. ALL WINDOWS AND DOORS TO BE PER OWNER'S SATISFACTION.
6. ALL DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. PROVIDE AN ALTERNATE PRICE TO STAIN AND FINISH WOOD DOORS.
- 7.

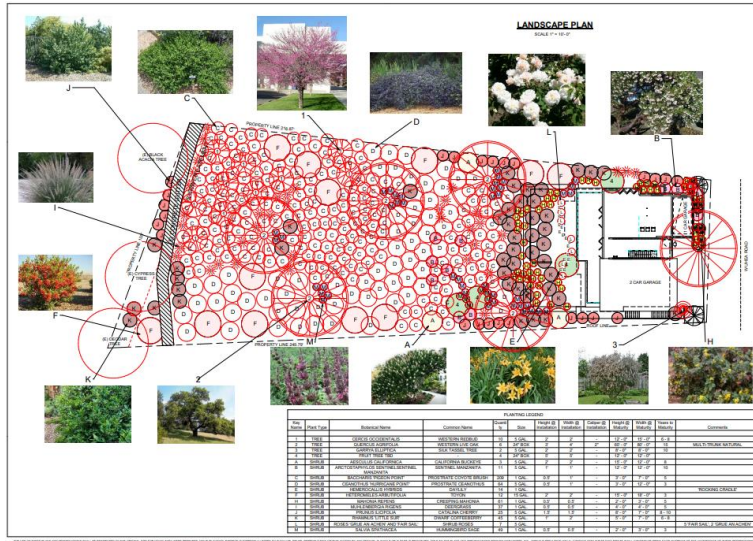


1 North
1/4" = 1'-0"

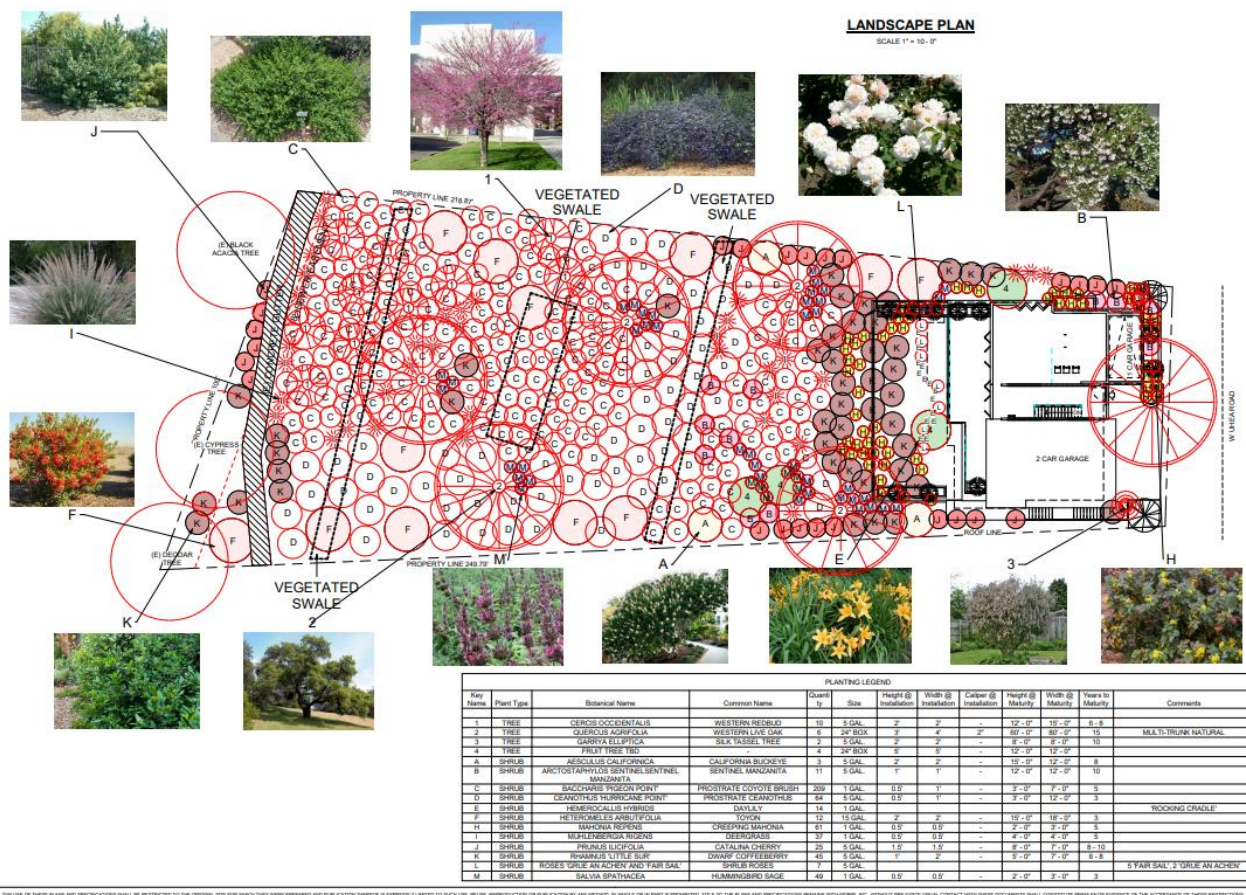


2 South
1/4" = 1'-0"

- NOTES:**
1. ANY OUTDOOR LIGHTING TO BE SHIELDED AND DOWNFACING
 2. ALL GLASS TO BE ANTI-REFLECTIVE



Original Planting Plan



8.6.20 / Revised Planting Plan with Vegetated Swales In response to PLUM's request for better management of storm water site drainage site terracing and more controlled storm water drainage, the applicant has introduced vegetated swales to slow the storm water flow, as demonstrated on revised sheet A11 / Landscape Plan. I think these swales need to be wider, more like terraces, to be effective. The Natural Drainage Pattern existing allows only for sheet flow, which creates water flow too fast to irrigate new planting.

PLUM Analysis / 1.9.20

The applicant needs to address the following issues and submit the required information to the PLUM committee:

1. Provide more information re: site drainage. 8.6.20: see previous item page 9 of this report.
2. Locate hvac equipment on a site plan. Equipment will not be allowed on the flat roof(s)
8.6.20: Applicant's Response: NEW HVAC UNIT LOCATION PROVIDED. SEE A2 (SITE PLAN) AND A4 (MIDDLE LEVEL FLOOR PLAN).
3. The applicant will provide Haul Routes for grading, as part of the submittal set, for WHWCNC Board review.

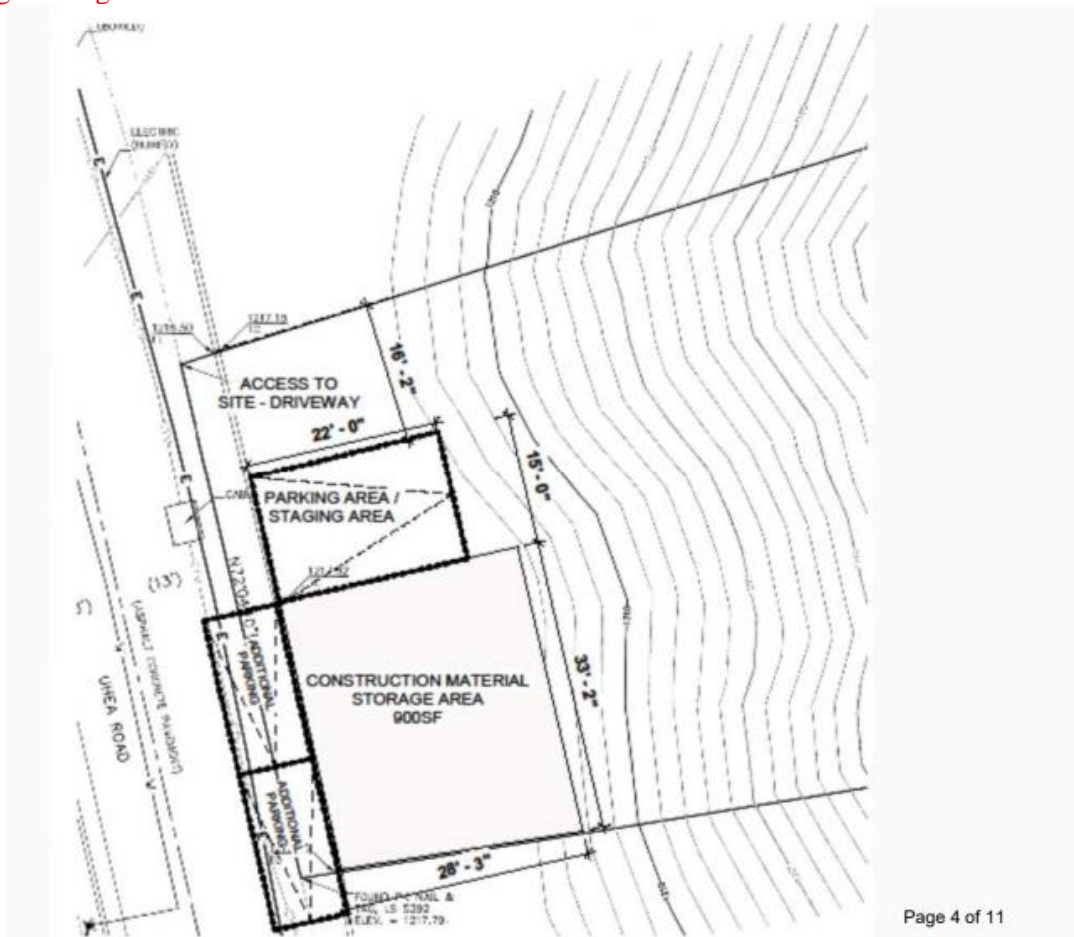
Applicants Response 8.6.20

HAUL ROUTES TO BE ESTABLISHED AFTER FINAL APPROVAL FROM MULHOLLAND SCENIC PARKWAY DESIGN REVIEW APPROVAL. MULTIPLE HAULING COMPANIES HAVE BEEN CONTACTED BUT THE CONSTRUCTION SCHEDULE IS DIFFICULT TO BE ESTIMATED SO EARLY ON. DURING CONSTRUCTION , WE ARE COMMITTING TO IMPLEMENT THE GOOD NEIGHBOR CONSTRUCTION PRACTICES ESTABLISHED BY LADBS AND LADOT TO REDUCE AS MUCH AS POSSIBLE THE CONSTRUCTION IMPACT FOR THE COMMUNITY.

The applicant will provide a Staging Area Plan for construction materials receiving and storage, as part of the submittal set, for WHWCNC Board review. **Staging/Parking Plan added 8.6.20**

4. The applicant will provide a Parking Plan for contractors and construction workers, as part of the submittal set, for WHWCNC Board review.

Staging/Parking Plan added 8.6.20



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5. The applicant will verify the building height allowances and provide verification of compliance with the Baseline Hillside Ordinance. For Building Height conformance and Front Yard and Side yard setback conformance. See page 8 this report.

7.16.20

1. Side yards still do not comply. BHO: 1’ added to min. 5’ sideyard for every 10’ over 18” height of envelope height, as determined building height from lowest grade taken 5’ out from building.

8.6.20: Applicant has presented 6’ wide as each required sideyard, which based on the 28’ envelope height, appears to be correct.

2. Building envelope height still does not conform. Maximum Envelope Height “ Envelope height (otherwise known as vertical height or “plumb line” height) shall be the vertical distance from the Grade of the site to a projected plane at the roof structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the lowest Grade within 5 horizontal feet of the exterior walls of a Building or Structure.” 12.21.C.10.(d)(1) of the LAMC

8.6.20: On sheet A10 and A10.1, the applicant demonstrates the maximum envelope height correctly: 28’ is allowed for flat roof structures, and the project has an envelope height of 25. The maximum envelope height is taken from the lowest grade, which is at the base of the caissons, where they enter the earth.

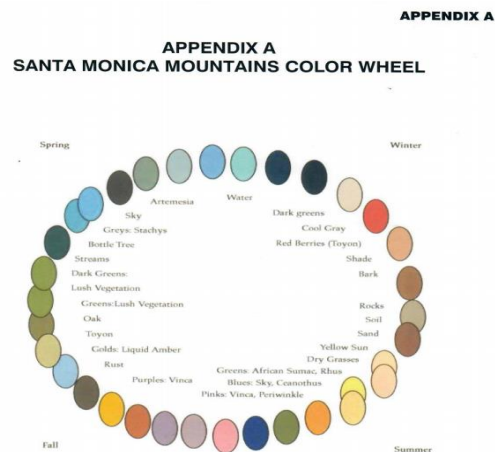
3. The enclosing of the exposed pile structure has not been addressed.

8.6.20: Applicant’s Response: **THE PILE BUILDING FOUNDATION IS MADE OF CONCRETE THEREFORE FIRE RESISTANT. IN CONFORMITY WITH THE GENERAL MULHOLLAND GUIDELINE’S INTENT TO REDUCE RETAINING WALLS AND USELESS VERTICAL MASSING, WE HAVE CHOSEN TO REDUCE TO MINIMUM THE IMPACT OF THE FOUNDATION AND MAINTAIN UNENCLOSED PILES. NEVERTHELESS IT IS OUR INTENT TO SCREEN THE PILES BY USING DRAUGHT TOLLERANT LANDSCAPE.**

For the foundation to be fire resistant, the exposed underside of the lower level floor would also need to be fire resistant. Is it concrete?

4. The exterior white stucco color will not comply with Santa Monica Mountains Color Wheel.

8.6.20: See new colored elevations. Colors comply with color wheel suggested by Santa Monica Mountains Suggested Color Wheel.



5. Drainage not addressed: Where is all the roof drainage going? What is the project system for Storm water Infiltration? Applicant should consider terracing the site to slow down rain water flow to neighborhood below. See Page 10 this report / Revised Planting Plan. As per Guidelines For Storm Water Infiltration, it is very possible that planter boxes will not be allowed on elevated platforms, decks or porches. Consult the building code officials.

Good Neighbor Construction Practices

Practicing the following requirements will minimize the negative impact of construction projects on the surrounding community. Section 91.106.4.8 of the L.A.M.C.

Building & Safety (**LADBS**), Department of Transportation (**LADOT**), Bureau of Street Services (**BOSS**)
Los Angeles Police Department (**LAPD**)

General Construction Requirements		Enforcement Agency
1.	Whenever possible construction vehicles should be parked on site to prevent congestion on Streets with limited parking.	LADBS
2.	When temporarily blocking portions of streets for deliveries of construction materials, please provide flag persons to assist with pedestrian and vehicular traffic. LAMC 62.46	BOSS
3.	Street closures shall not take place during peak traffic hours. Any street, sidewalk, or other improvement work shall be in conformance with the latest Manual on Work Area Traffic Control. LAMC 62.107	BOSS
4.	Care should be taken to not overfill concrete trucks during deliveries. If spills occur it is the responsibility of the concrete company to immediately provide clean up. LAMC 62.130	BOSS
5.	Construction noise should be kept to a minimum with consideration of the surrounding neighbors. Unnecessary noise such as music shall be kept below legal levels. LAMC 112.01, 112.03, 112.04, 112.05	LAPD LADBS BOSS
6.	Streets and sidewalks adjacent to construction sites shall be swept and free of construction debris at all times. LAMC 62.45 through 62.54	BOSS
7.	Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions. LAMC 80.69	LADOT
8.	If building materials are to be stored in public right of way it shall be by permit from the Department of Public Works, Bureau of Street Services, Investigations and Enforcement Division and shall conform with all applicable rules. LAMC 62.45 through 62.54	BOSS
9.	Comply with the following Permitted Construction/Demolition Hours. LAMC 41.40 Monday – Friday 7 AM – 9 PM Saturday or National Holiday 8 AM – 6 PM Sunday No Work Permitted	LAPD BOSS

In addition to the above Requirements, Projects with Approved Haul Routes shall comply with the conditions required by the Board of Building and Safety Commissioners (BBSC), Public Works, Bureau of Street Services (BOSS), Department of Transportation (DOT) and Department of Building and Safety (LADBS).

Draft PLUM Motion

As pertaining to case DIR-2019-4861-DRB-SPP-MSP, having held three public meetings for the application filed by the property applicant Javanshir Rad, concerning the new construction of a three story, 3,200 sq. ft. single family residence and a 477.9 SF 3 car garage, on a 18,240.47 sq. ft. downslope lot at 22552 W. Uhea Road Woodland Hills, 91364, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the proposed project substantially conforms with the Baseline Hillside Ordinance with respect to Building Envelope Height and Side Yard Setbacks, and the Mulholland Scenic Parkway Specific Plan / Outer Corridor with respect to building envelope colors and materials, AND

WHEREAS, the applicant has provided a construction phase parking plan and construction material storage plan, as requested by the PLUM committee, and has agreed to follow the *Good Neighbor Construction Practices requirements*, section 91.106.4.8 of the L.A.M.C., which will minimize the negative impact of construction projects on the surrounding community, AND

WHEREAS, the applicant has revised the exterior building colors to conform with the Santa Monica Mountain color wheel, AND

WHEREAS, the applicant has added a small degree of storm water management with LID planters and minimal vegetation swales to slow down the existing drainage pattern of sheet flow,

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 Javanshir Rad, for the new construction of a three story, 3,290 sq. ft. single family and a 477.9 SF 3 car garage, on a 18,240.47 sq. ft. *downslope* lot 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 exterior lighting will face downward and be designed for path lighting only, as required by the Mulholland Scenic Parkway Specific Plan.
2. The applicant will continue to work on a terrace grading plan with the Mulholland DRB and City of Los Angeles Grading division to create mitigation for the existing sheet flow of storm water, which currently will not support irrigation of the proposed planting.
3. The applicant will verify that the Overall Building Height, as defined in this report and the LAMC, is equal to or less than 45 feet by indicating the overall height on the same Overall Envelope Height drawing included in this report.
4. All plans presented on September 2, 2020 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
5. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions.
6. The applicant and owner will not submit any significant further updated plans or changes without first presenting them to the WHWCNC for support.

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 and Council District 3 Council member Bob Blumenfield of its findings, and its subsequent supporting recommendation to *approve* this application as presented on August 12, 2020.

Motion: Lauren Coffman

Second:

Vote: Aye : Nay: Abstain: Recused: