

Planning, Land Use and Mobility Committee
Case Report / 10.3.19 / Rev 7.16.20 / Rev. 8.6.20
DIR-2019-4531-DRB-SPP-MSP / Single Family Residence
4314 Canoga Drive
Woodland Hills, CA 91364



South Elevation

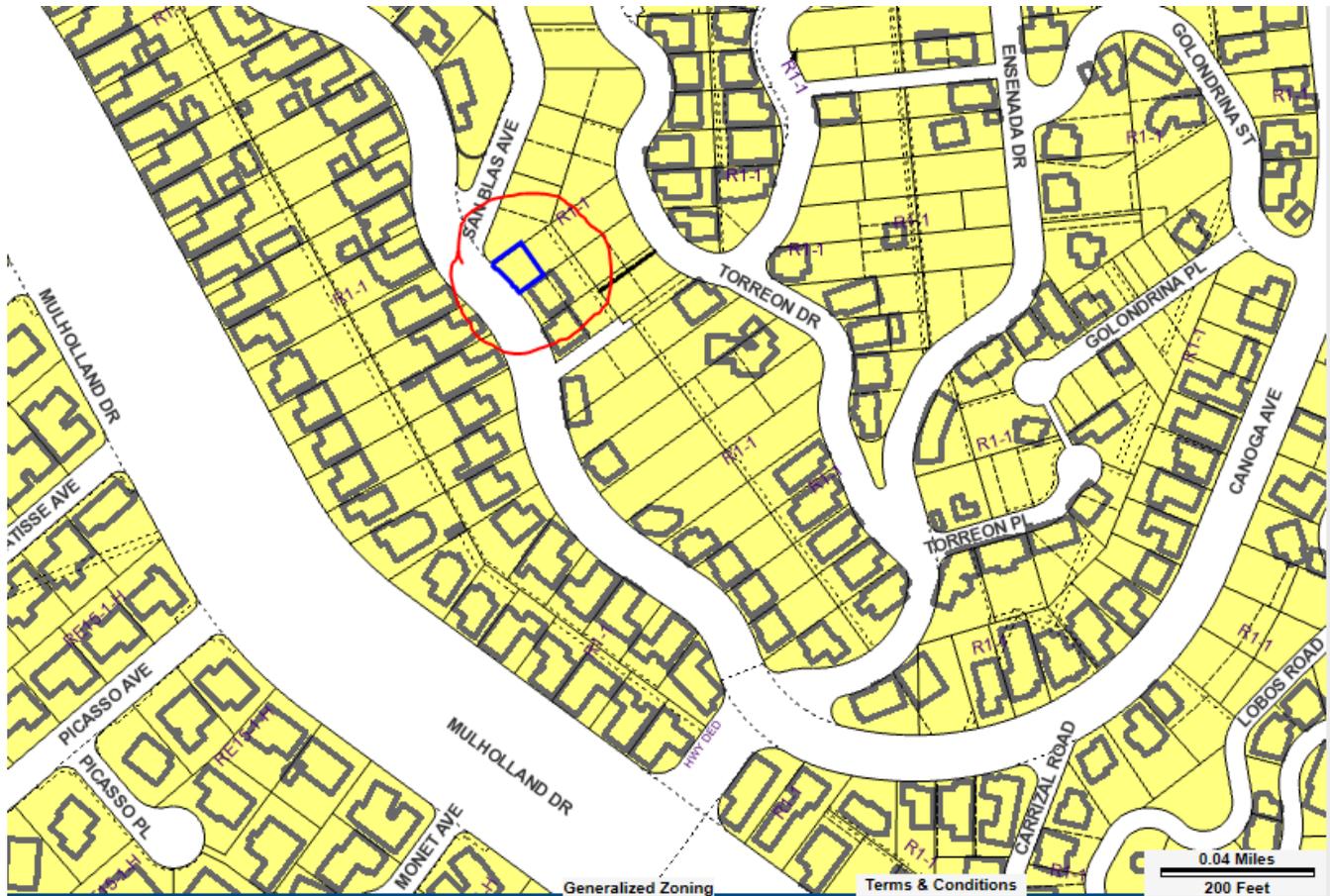


Project Description: New Single Family Residence
Applicant / Rep: Ashraf Hemmati c. 310.709.3854; e:ashrafmemar@gmail.com
LA City Planner: Valentina Knox-Jones: 818.374.5038; valentina.knox.jones@lacity.org
Case Leader: Lauren Coffman / PLUM Chair / l.coffman@whcouncil.org
PLUM Meeting: October 3, 2019 / First Presentation
July 16, 2020 / Second Presentation
August 6, 2020 / Third Presentation

Overview of Site and Project

The project scope is the construction of a three story, 1,869 sq. ft. single family residence over a 845 SF subterranean 3 car garage, on a 4,371.4 sq. ft. *substandard* upslope lot The requested overall height is 50 ft., and the requested maximum envelope height is 28 ft. The project is subject to the Mulholland Scenic Parkway Specific Plan (Inner Corridor of Mulholland Drive), the Girard Tract Specific Plan, the Baseline Hillside

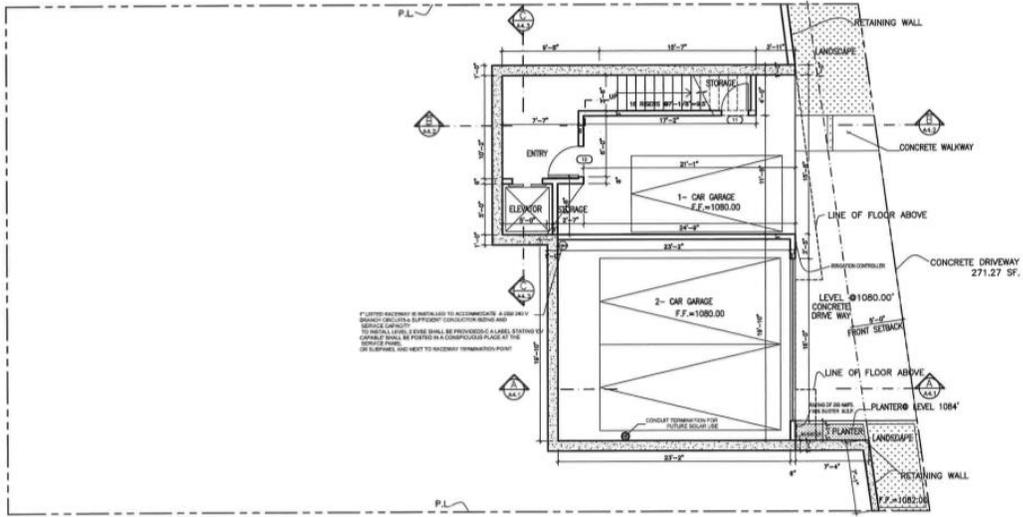
Ordinance, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan and the Los Angeles City Municipal Code. LAMC section 12.24.28. The project site is zoned R1-1/ One Family Residential with a minimum lot width of 50 feet and a minimum lot area of 5,000 sq. ft. The General Plan designation is Low Residential. The property is located in the *Very High Fire Hazard Severity Zone and a Special Grading Area*.



Based on the Slope Analysis, the Maximum Allowable Residential Floor Area is **1,702.47 sq ft**. The project as currently designed, at 1,869 SF is larger than the maximum allowable at 1,702.47sq. ft.. The Floor Area Ratio (FAR - Building sq. ft. divided by lot size) is 42.75%. Total lot coverage (building footprints and hardscape divided by lot size) is 40.93%. The site is located within 200 feet of an available sewer mainline, so it will be required to connect to the city sewer.

Parking

Two covered parking spaces are required. In addition, as per the Girard Tract, for each additional increment of 500 SF or fraction thereof of floor area, over 1,500 SF, there shall be one additional parking space or a maximum of 6 total on-site spaces. The add'l parking spaces may be uncovered and tandem. The project shows three covered spaces.



BASEMENT FLOOR PLAN

Site



01



05



07



02



08



03



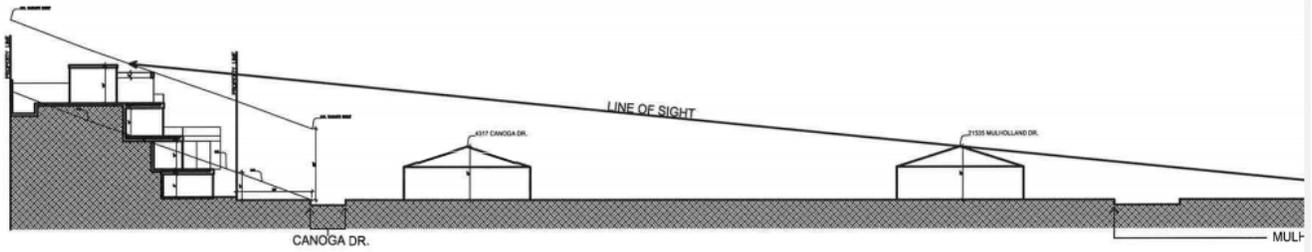
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09



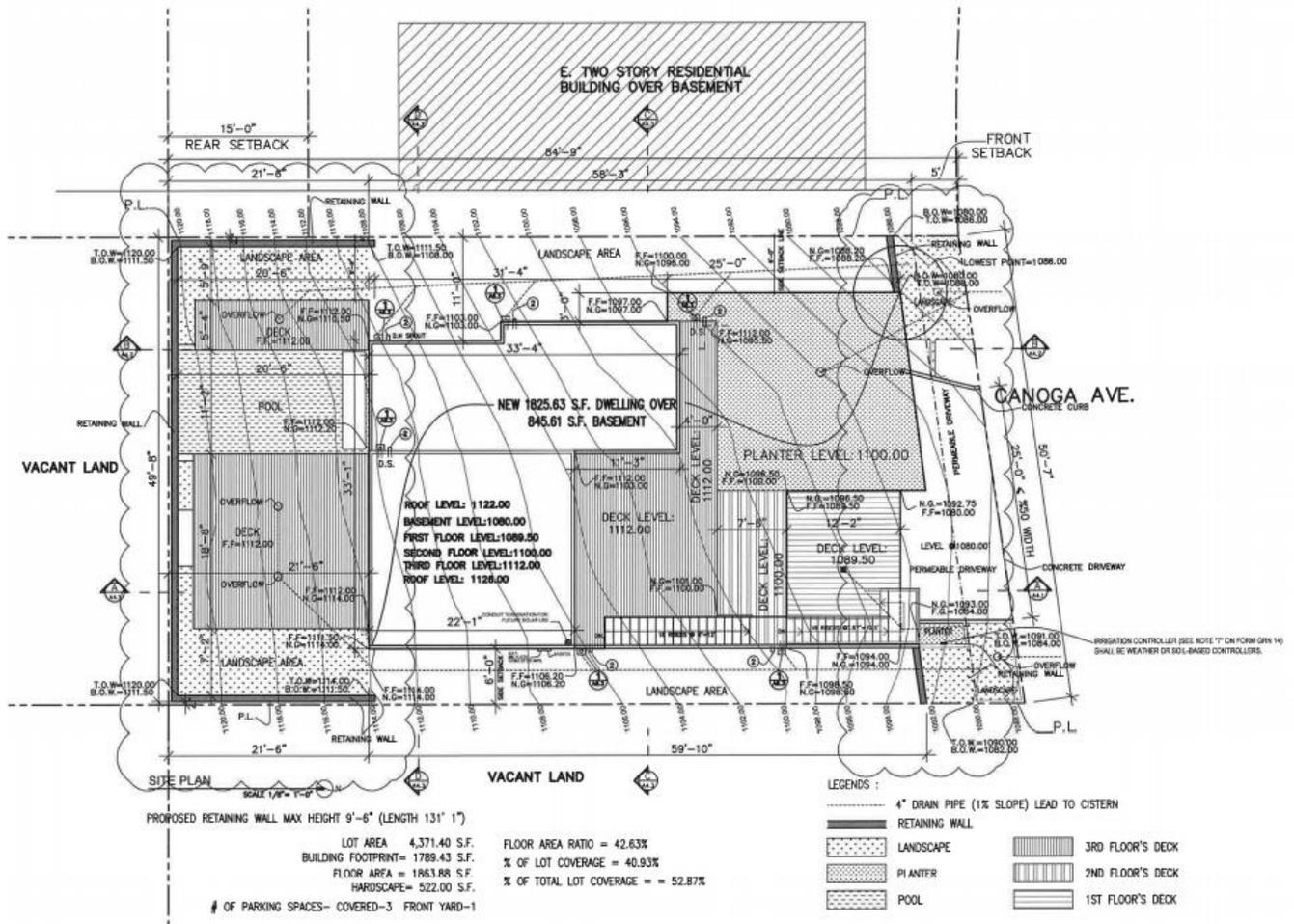
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VIEWSHED ANALYSIS

NOT TO SCALE

Site Drainage: Site drainage, is an issue for this site and the street, **Aside from the required planters, what is site drainage?**



Site Plan

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 lots 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.

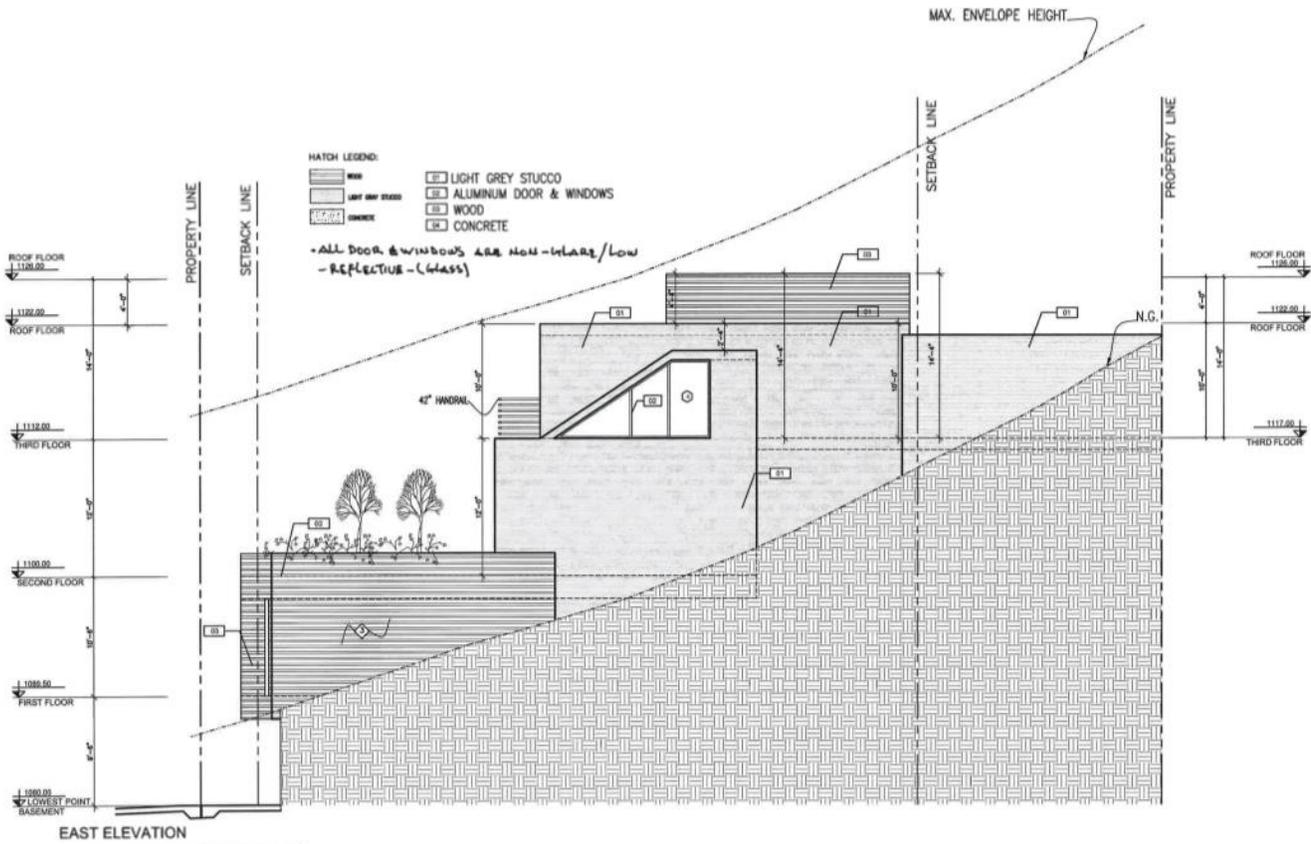
Setbacks

Is Canoga Drive considered a substandard street?

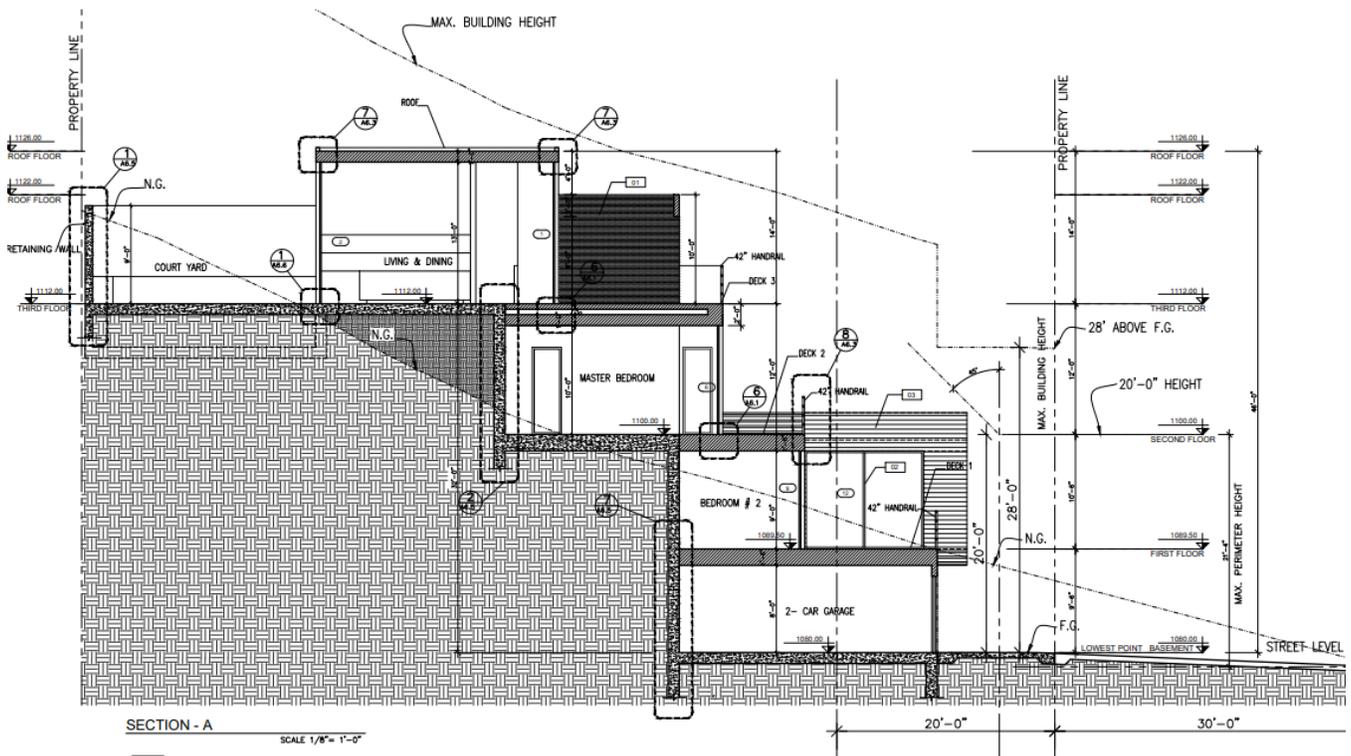
The lot dimensions are 91.81 deep x 50' wide.

As per Baseline Hillside Ordinance, front yard setback is 20' but not less than 20% of property depth. for R1. The site plan shows a setback of 5'. Explain.

Sidyard 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. This building is 46' high. So the sidyard setback is 8' wide, or an additional 3' added to the minimum 5' wide setback requirement.



Original Site Section



New Site Section

Building Height:

1. 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 of the site, to a projected plane at the roof structure or parapet wall located directly above and parallel to the grade.

8.6.20 The projected plane needs to be 28’ from finished or natural grade, whichever is lowest. In the New Site Section, the projected plane includes a vertical cut line. This is not part of the projected plan, as it is a vertical cut in the projected plan, where the site is being cut back as needed to conform with the 30’ wide required street upgrade. As per the definition of grade in the baseline hillside ordinance, *For the purpose of measuring height on an R1, Rs, Re or RA zoned lot in the Hillside Area, pursuant to section 12.21.C.10 of this code, Hillside Area Grade shall be defined as the Elevation of the finished or natural surface of the **ground**, whichever is lower, or the finished surface of the **ground** established in conformance with a grading plan approved pursuant to a recorded tract or parcel map section.* The vertical cut of the ground should not be considered the grade. Therefore, the projected plan should be set at 28’ above the finished grade, which is the driveway.

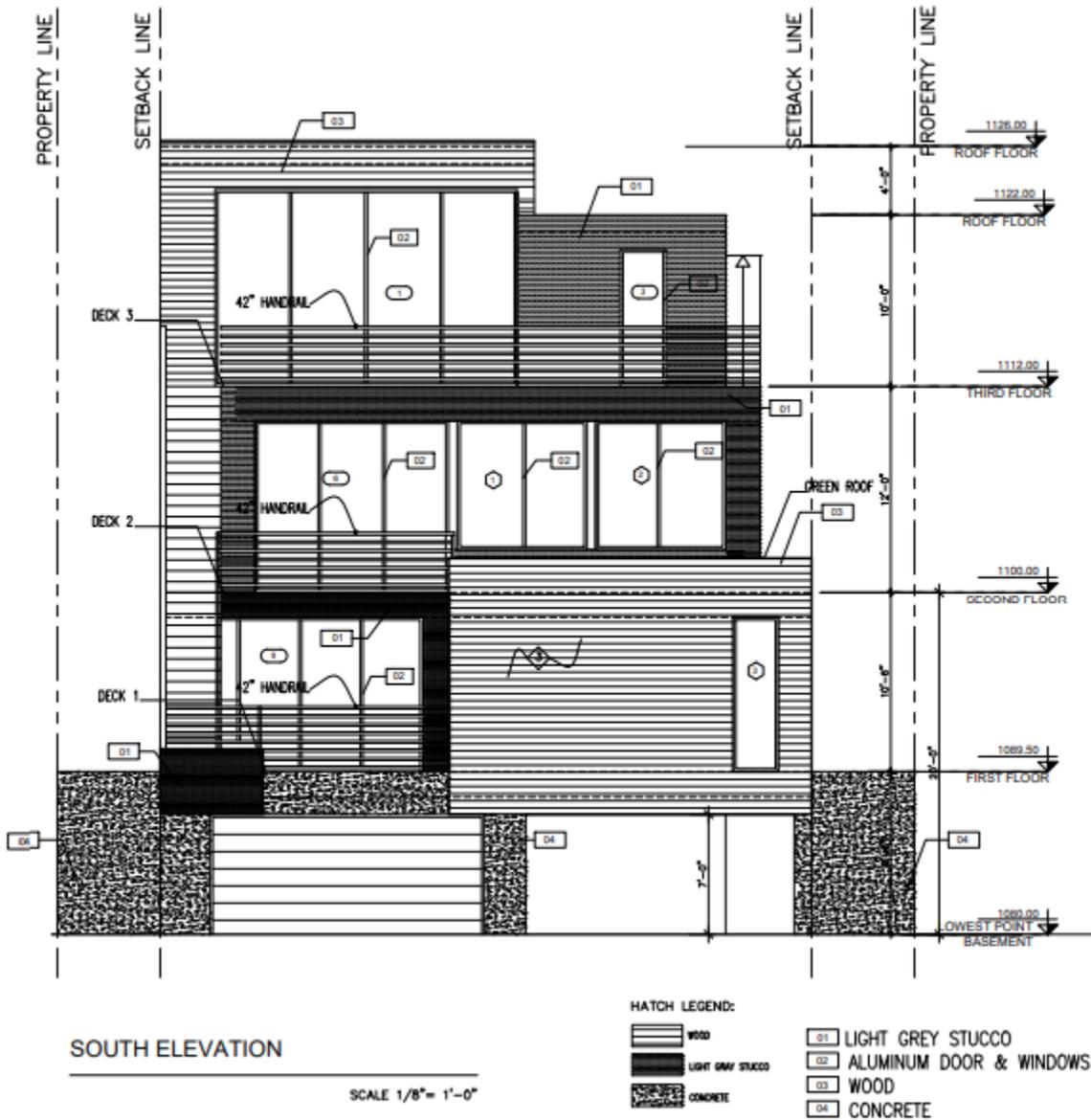
2. The Overall Height is indicated as 50’ from finished grade to the top of the flat roof / parapet. This building appears to be taller than the allowed height of 45 feet by the *Baseline Hillside Ordinance*.

8.6.20: The Baseline Hillside Ordinance states, as per the Zoning Administrator’s Authority (12.21 C.10.(d)2 of the LAMC) *The 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*

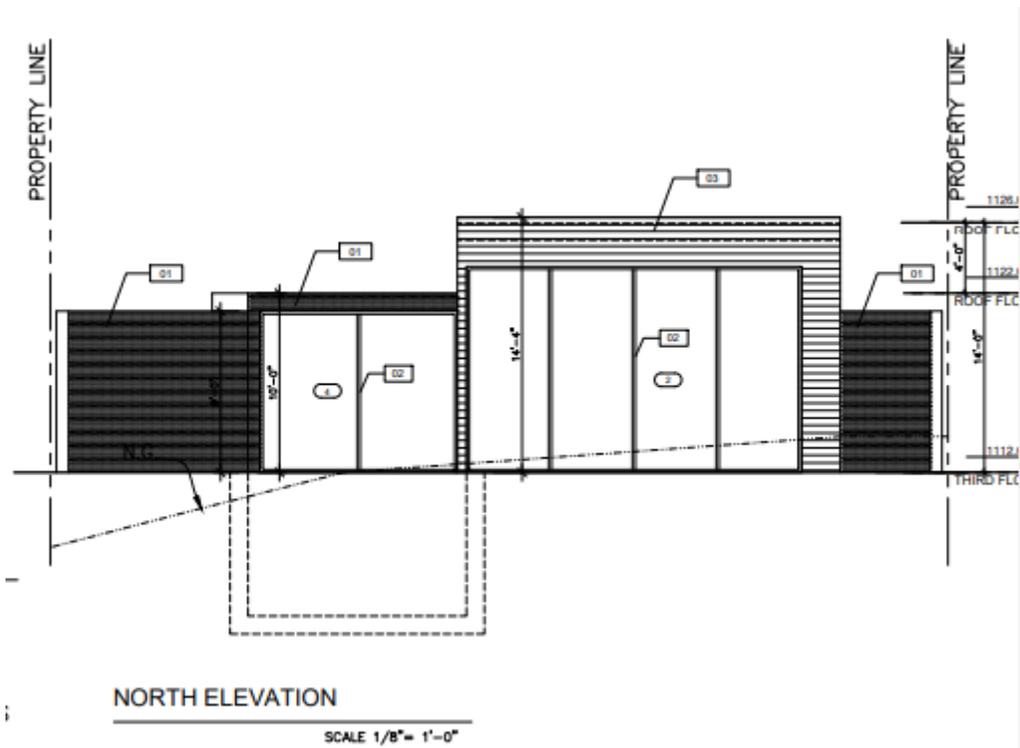
Building or Structure which exceeds an overall height of 45 feet, pursuant to the authority and procedures established in Section 12.24 x.28 of the LAMC. The overall height shall be measured from the lowest Elevation point within 5 horizontal feet of the exterior walls of a Building or Structure to the highest Elevation point of the roof Structure or parapet wall.

- As per the Baseline Hillside Ordinance, on a substandard hillside street, no portion of a building or structure within 20 feet of the front yard lot line shall exceed 24 feet in height. The 24 foot height shall be measured from the midpoint of the street on which it faces.

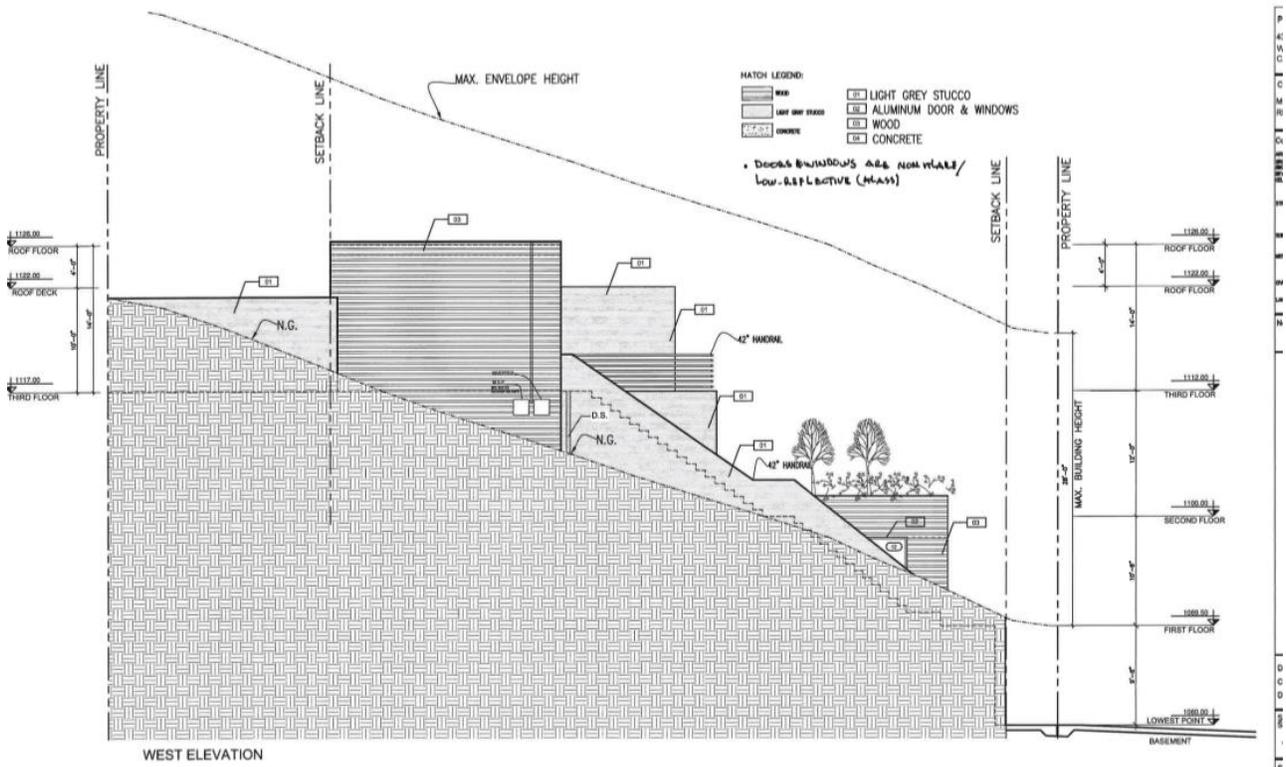
8.6.20: As per the New Site section, which shows the street, the building seems to comply.



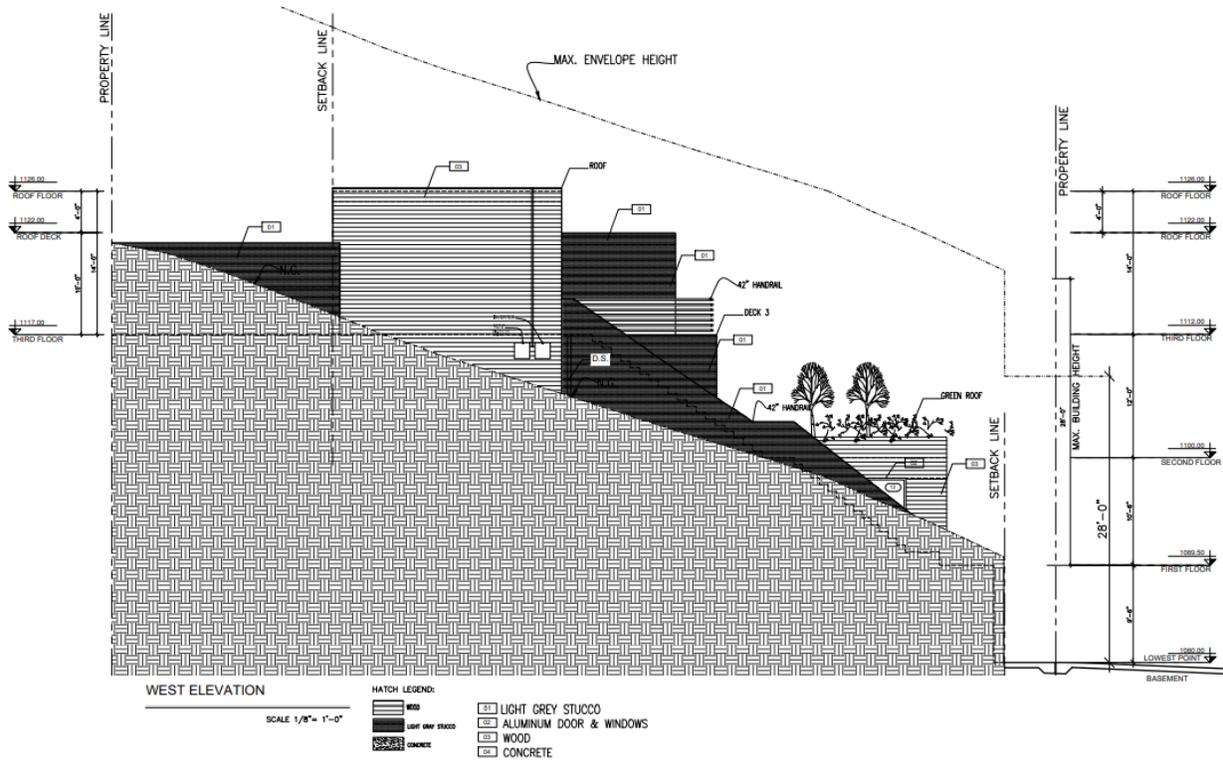
South Elevation



North Elevation

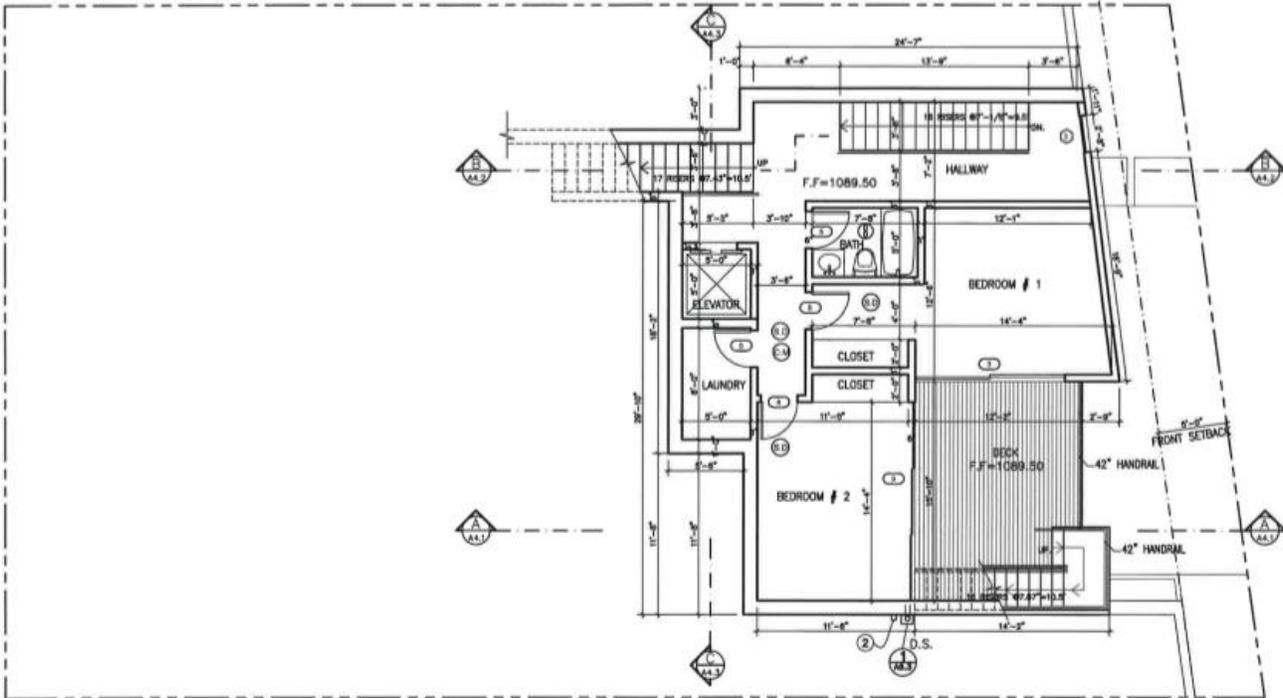


Original West Elevation

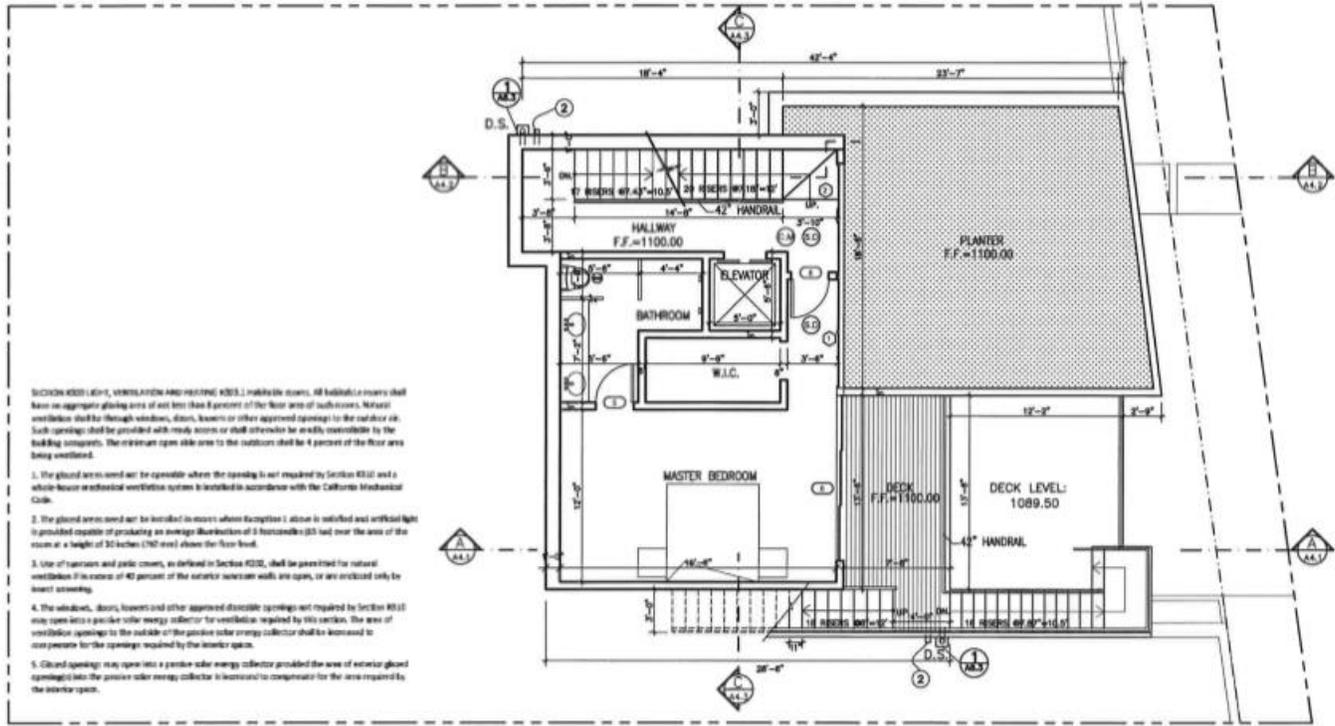


Revised West Elevation

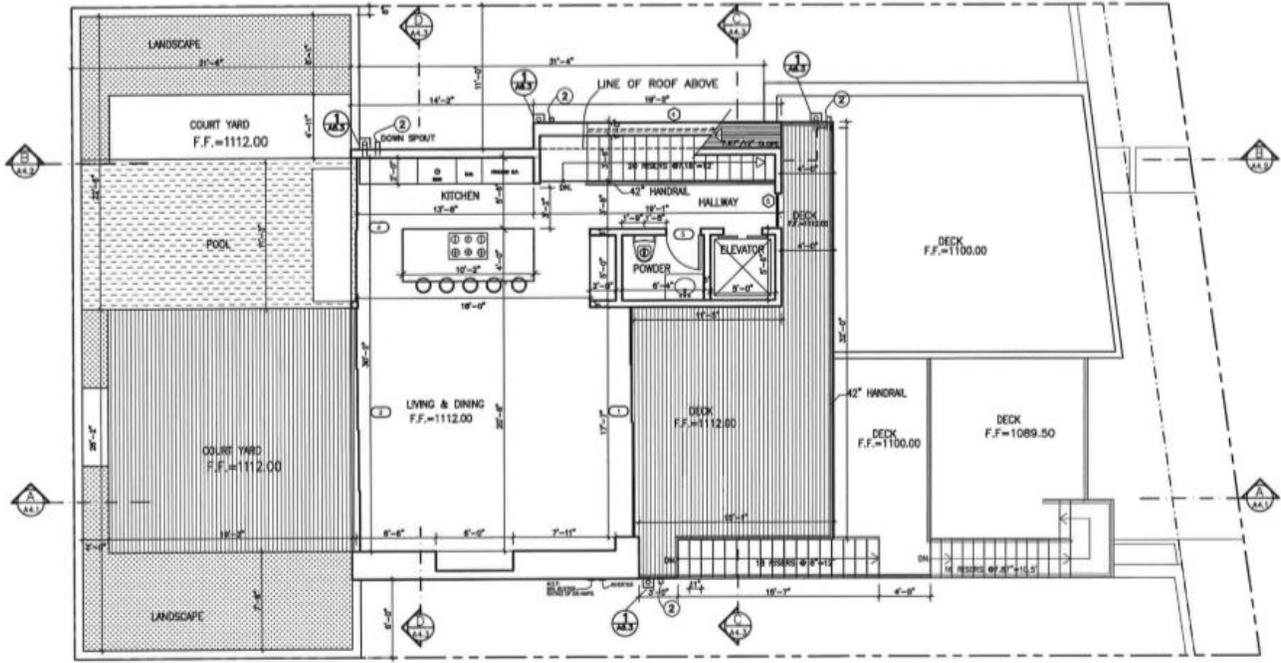




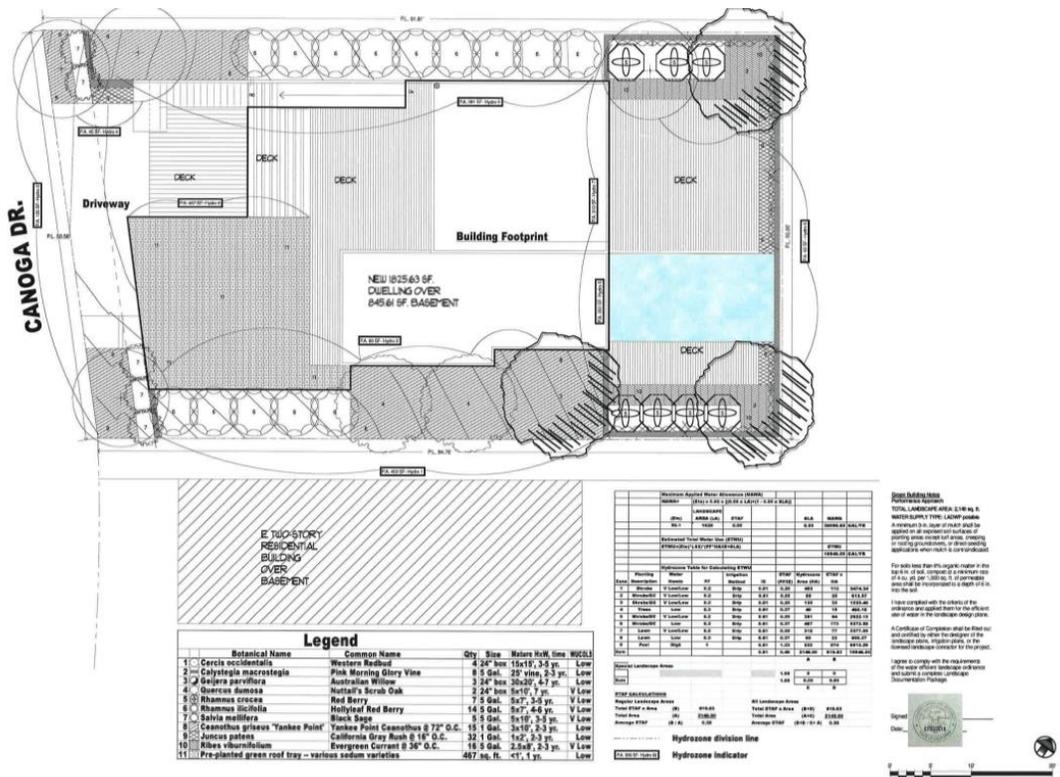
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



- SECTION 9305.1.01-1, VENTILATION AND HEATING 9305.1 makes the owner, all habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum open side area to the outdoors shall be 4 percent of the floor area being ventilated.
1. The glazing area need not be operable when the opening is not required by Section 9305 and a whole house mechanical ventilation system is installed in accordance with the California Mechanical Code.
 2. The glazing area need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illuminance of 5 footcandles (55 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
 3. Use of louvers and panic covers, as defined in Section 9305, shall be permitted for natural ventilation if in excess of 40 percent of the exterior exterior walls are open, or are enclosed only by insect screening.
 4. The windows, doors, louvers and other approved operable openings not required by Section 9305 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to one percent for the openings required by the opening space.
 5. Glazed openings may open into a passive solar energy collector provided the area of exterior glazed openings into the passive solar energy collector is increased to compensate for the area required by the interior space.



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



Landscape Plan



Conformance With Mulholland Scenic Parkway Specific Plan and General Building Design

The project has not been presented to the Mulholland DRB as of 7.16.20.

The exterior colors are natural and will probably conform with the DRB standards.

PLUM Analysis / 10.2.19

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: Planters enlarged**
2. Locate hvac equipment on a site plan. Equipment will not be allowed on the flat roof(s) **8.6.20:Not shown**
3. The applicant will provide Haul Routes for grading, as part of the submittal set, for WHWCNC Board review. **8.6.20 Not provided**
4. The applicant will provide a Staging Area Plan for construction materials receiving and storage, as part of the submittal set, for WHWCNC Board review. **8.6.20 Not yet provided**
5. The applicant will provide a Parking Plan for contractors and construction workers, as part of the submittal set, for WHWCNC Board review. **8.6.20 Not yet provided**
6. 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 revised building sections page 6 of this report.**

PLUM Analysis / 7.16.20

1. It doesn't appear that the applicant has made any changes to their proposed project with respect to the requests above. Lauren Coffman has verified with Zoning that as per the Baseline Hillside Ordinance, the Envelope Height is determined from natural or finished grade, whichever is lowest. That is not represented on the submitted drawings. **8.6.20 Drawings have been revised to reflect this definition of grade.**
2. As per the View Shed Analysis drawing, the project looms over the existing neighborhood.
3. Applicant needs to demonstrate that proposed Storm water Mitigation methods have been designed, as per LABC Sec. 7013.9 & 7013.10, Document No. P/BC 2017-118. **8.6.20: Planters enlarged.**

Draft PLUM Motion

As pertaining to case DIR-2019-4531-DRB-SPP-MSP, having held three public meetings for the application filed by the property applicant Ashraf Hemmati, concerning the new construction of a three story, 1,869 sq. ft. single family residence over a 845 SF subterranean 3 car garage, on a 4,371.4 sq. ft. substandard upsloped lot at 4314 Canoga Drive, Woodland Hills, 91364, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the project, though elegant in design, looms over the adjacent properties to the east and across the street to the south, And
 WHEREAS, the project appears so much larger than any other structure on the block, though by square footage it is compatible, And
 WHEREAS, the site being a substandard lot(less than 5,000 SF) and though the Total Lot Coverage is claimed to be 52.87% composed of building structures and hardscape, there is very minimal landscaping visible from the street, And
 WHEREAS, the applicant has provided an interpretation of the Baseline Hillside Ordinance Maximum Envelope Height that is not supported by the definition of the Projected Plane Parallel To Grade, And
 WHEREAS, the project's Overall Height of 50 feet exceeds the 45 foot height allowable for a Zoning Administrator's Authority to grant, And
 WHEREAS, the project as currently designed, at 1,869 SF is larger than the maximum allowable of 1,702.47 sq. ft., as determined by the submitted slope analysis,

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings stated herein, finds that the submitted application submitted by the applicant Ashraf Hemmati, for the new construction of a three story, 1,869 sq. ft. single family residence over a 845 SF subterranean 3 car garage, on a 4,371.4 sq. ft. substandard upslope lot , with a requested overall height of 50 ft. *not receive* the support of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action.

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 *disapprove* this application as presented on August 13, 2020.

Motion: Lauren Coffman
 Second:
 Vote: Aye : Nay: Abstain: Recused: