

**Planning, Land Use and Mobility Committee**



***Front (West) façade of the proposed residential structure***

**Case Report:**           **New Single Family Residence**  
**DIR 2019-4606--DRB-SPP-MSP**  
**21075 Topochico Drive.**  
**Woodland Hills, CA 91364**

**PLUM Hearings:**       **January 23, 2020 (First presentation)**  
**February 6, 2020**  
**August 6, 2020**

**Site Location:**       **21075 Topochico Drive.**  
**Woodland Hills, CA 91364**

**Project:**               **Application for a Permit for construction of a 2-story, 2820 SF Single Family Residence and attached two car garage in the Girard Tract and the outer core of the Mulholland Scenic Parkway Specific Plan.**

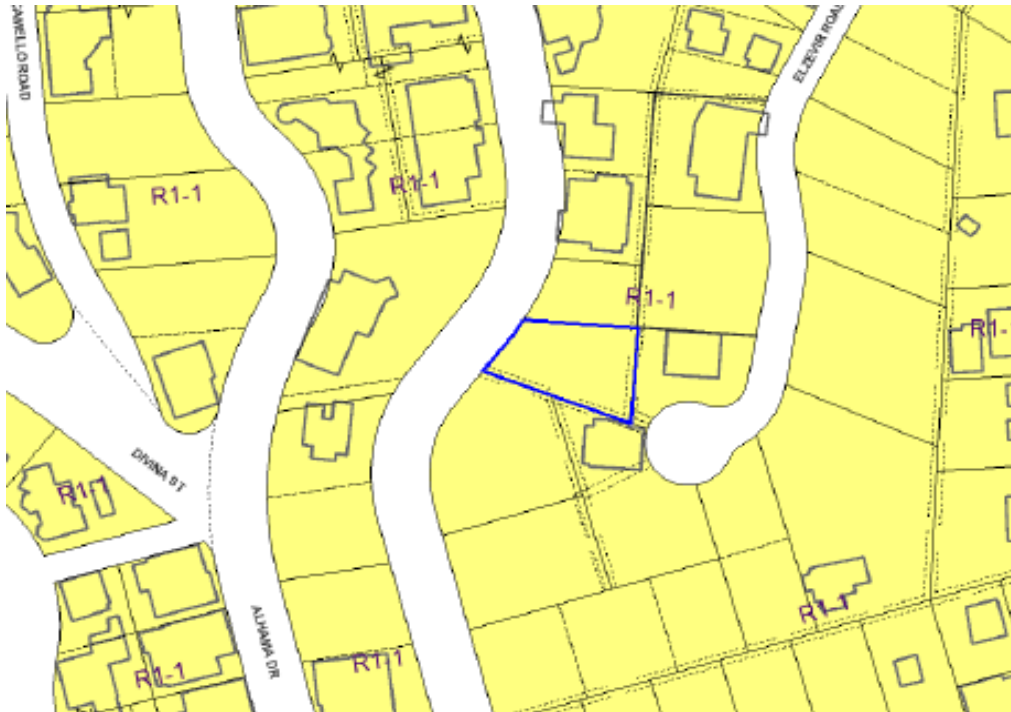
**Applicant:**           **Leonard Yaghoobi**  
**19730 Ventura Blvd., Ste # 5, Woodland Hills, 91364**  
**(818) 231-8475           yagh@aol.com**

Representative: Mo Molai, M.S., P.E.  
Molai Land & Design  
18350 Hatteras St., #102  
Tarzana, CA 91356  
(818) 268-9107 molaidesignstudios@gmail.com

Case Manager: Marty Lipkin, PLUM Committee Member

## **Overview of Site and Project**

The project site is an 8,115.2 square foot vacant, down sloped property located in the Girard Tract Specific Plan Area and outer corridor of the Mulholland Scenic Parkway. The property is zoned R1-1 / Low Residential and is subject to conformance with the Baseline Hillside Ordinance, the Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan. The site is classified as Very High Fire Hazard Severity Zone and a Special Grading Area.



## **Site Development**

The project is construction of a new, two-story, 2,820 square foot single family residence and attached 400 sq. ft. two car (full size) enclosed garage. The site will also accommodate three (3 compact) uncovered off street / on-site parking spaces on the bridge driveway. Development of this parcel will incur 500 cubic yards of cut and may have to import additional fill material to fill under driveway. There are three (3) oak trees on the property but one is situated directly in the

middle of the building site and will have to be removed (see tree report comments). The Applicant has stated that he has a street plan permit already approved by the ZA.

## **Structure Development**

As per the Hillside Ordinance, the allowable lot coverage is 40% of the 8,115 sq. ft. lot. The structure complies with this maximum allowable quantity, with project lot coverage of 23%.



### **Updated rendering of East façade showing balcony and downspouts**

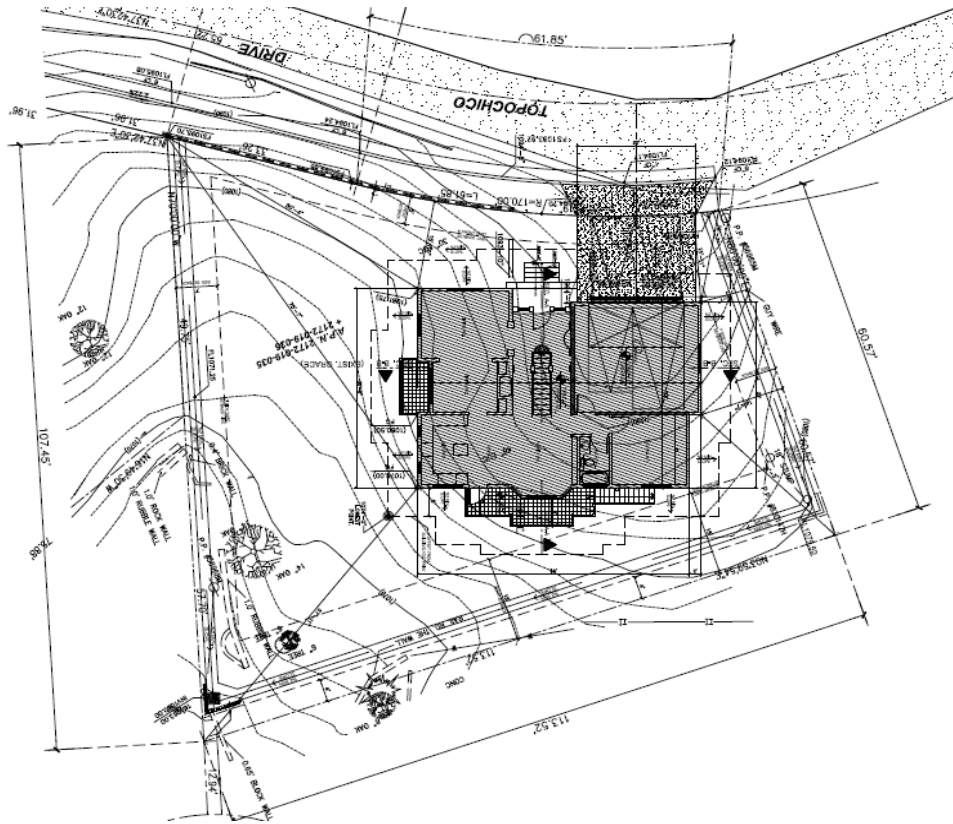
The building meets the baseline Hillside Ordinance minimum required 5' front yard setback along the substandard street, and the minimum 7' side yard setback required for buildings over 18' in height (1' added to side yard requirement of 5' minimum for each increment of 10' above height.) The substandard street will be widened to 20 feet wide along the width of the applicant's property, as required.

The building height measures 33' above finished grade at the pitched roof which complies with the Baseline Hillside Ordinance.

The proposed Maximum Residential Floor Area (RFA), excluding the garage, is 2,161 sq. ft.

There is a retaining berm along the front street line that rises to just above street level in order to shore up hillside at the front of the home and prevent mud flows.

There will be 28 caissons supporting the structure, sunk approximately 20' deep into the hillside.



***Site Plan for the proposed structure.***

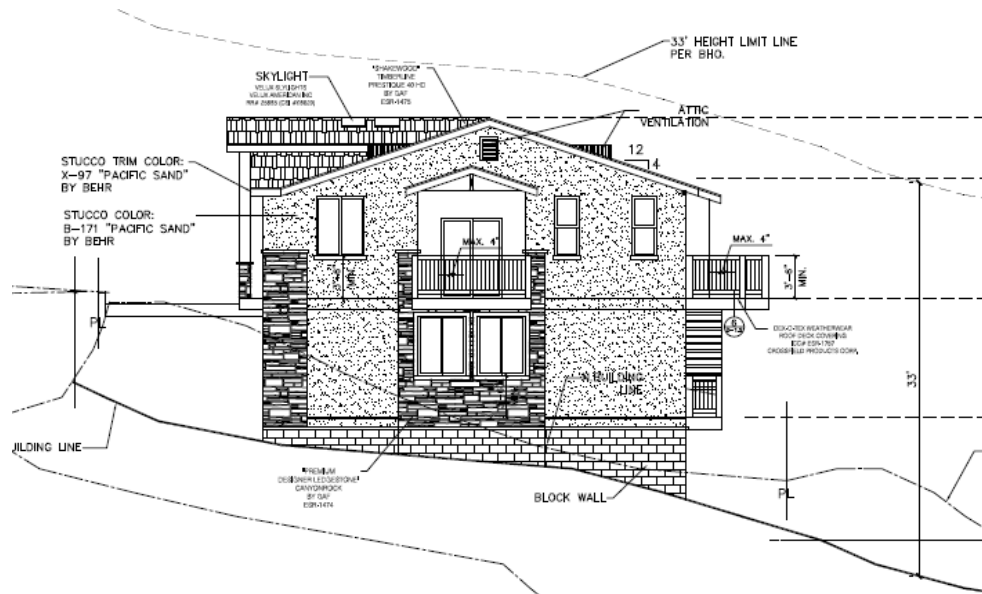
A requested staging plan, parking proposal, materials storage, and roadside berm are shown on last pages of this Case Report.

### **Architectural Design and Materials**

The residence has a relatively small mass for the site, and the bulk of the structure will face to the east on the downslope of the property, with a large portion of the bottom floor’s livable floor area built into the hillside.

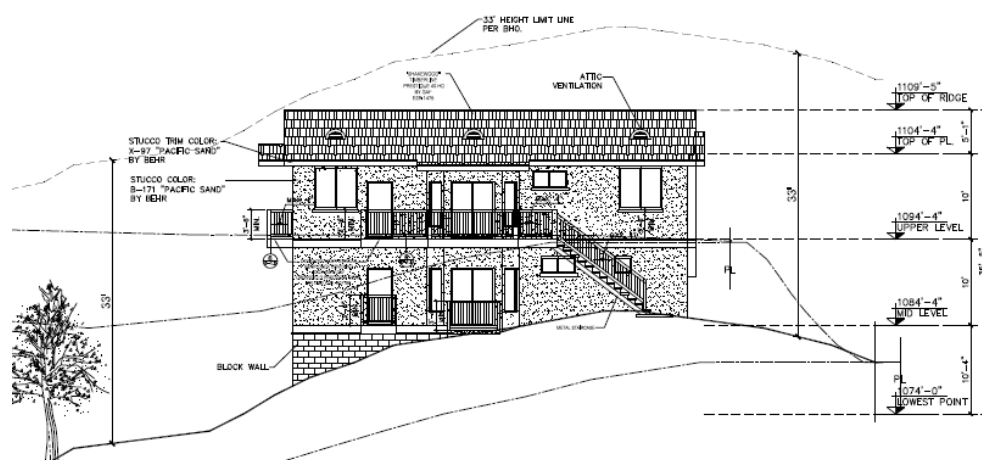
There are four (4) skylights that are smaller than the Mulholland guidelines maximum size. One exterior iron staircase extends from the upper floor of the rear of the structure to the down sloping hillside, and the project indicates two (2) steel rail and glass patio/balconies—one on the West elevation at the rear of the home, and the second smaller balcony extruding from the South elevation.

The architectural design can be classified as “mid-century modern.” A double-wide garage door with opaque glass panels serves as the rest of the structure’s front façade. There is a lighting fixture in the front entry.



***South elevation showing second floor balcony with iron railings and initial decorative “stone” enhancement.***

The bulk of the structure sits above the existing grade, with some vertical walls meeting grade and other vertical walls hovering above grade. The lower sections of the North, East and South walls are block with areas visible above the surface of the hill covered with stucco to match the rest of the house. In addition to the “Sand” colored stucco on the exterior walls, exterior materials include “Shakewood” simulated shake roofing tiles and the original plans proposed Canyon Rock “Ledgerstone” simulated stone accents along the lower half of the front façade, the front door archway and on portions of both the South and North elevations. Later renderings show no stone accents.



***Rear (East) façade of the proposed residential structure***

## Landscaping and Tree Survey

There is a small berm along Topochico that will help prevent mudslides during a storm (see attached photo).

The initial landscaping plan featured 10 new 34" box live oaks, 10 24" box camphor trees, and approximately 55 additional drought resistant shrubs. The only hardscape indicated is a front entry walkway to the garage/driveway and possibly a 15' x 30' swimming pool which the Applicant has now indicated will not build because of the slope of the hill.

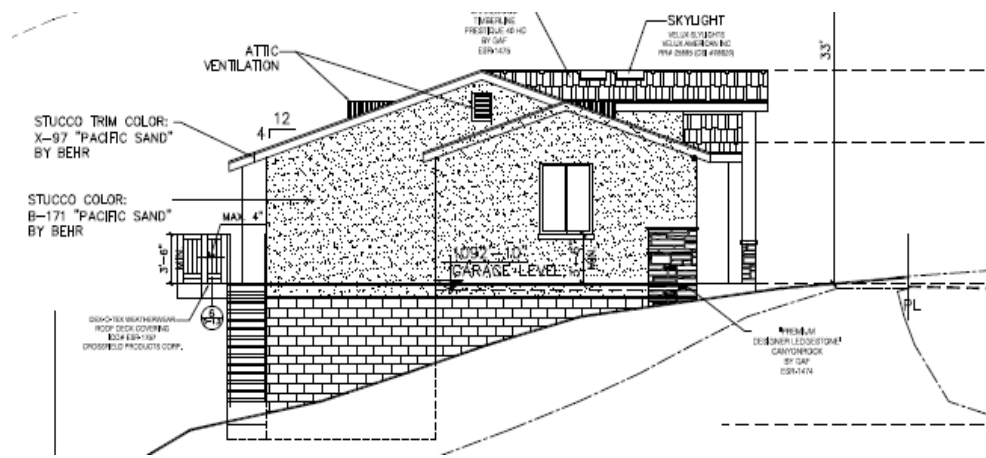
There are three (3) existing free-standing wall structures of both brick and rubble materials that serve to prevent slope runoff onto the neighboring properties.

### *Tree Report*

A detailed Protected Tree Report submitted by a qualified arborist states there are three (3) naturally occurring Coastal Live Oaks (protected) occurring on the site. One young tree is situated almost directly in the middle of the lot and reaches 12-feet in height. The arborist rates the vitality of the tree as very poor, with a split trunk and numerous problems, and suggests it cannot be moved. It will have to be replaced by the legally proscribed replacement trees once the structure is built. The other two Coastal Live Oak Trees 20 and 25 feet high will not be impacted by construction. Two old, large eucalyptus trees had been cut down years ago and stumps remain and will have to be removed.

## Site and Building Drainage

Run-off and drainage from the building will be handled by gutters that channel into several rain barrels on the site. Permeable hillside coverings and planting will allow for even hillside absorption without resulting in major water run-off onto neighboring properties below. Applicant supplied renderings that indicate downspouts from roof barrels.



***North façade (garage area, rear balcony and staircase to hillside.***

## **Analysis and Assessment**

The project as designed appears to address the recommendations, guidelines and requirements of the Girard Tract Specific Plan, the Mulholland Scenic Parkway Specific Plan and the Baseline Hillside Ordinance. Additionally the applicant has answered key PLUM requests such as adding boarding/fencing below driveway bridge to prevent animal habitation, and agreeing to have traffic control flaggers and posted signs whenever there's deliveries or when hauling dirt or pouring concrete. However, in most recent renderings, it appears that stone fascia has been removed and overall design has a more modern appearance. Renderings indicate the mass of the structure to be a dark coloration which may not pass Mulholland DRB.

## **Proposed PLUM Motion**

As pertaining to DIR-2019-4606—DRB-SPP-MSP for a 2-story, 2820 SF single family residence at 21075 Topochico Drive, Woodland Hills 91364, having held three (3) public meetings for the application filed by the property applicant Leonard Yaghoobi, concerning the new construction of a structure in the Girard Tract and the outer core of the Mulholland Scenic Parkway Specific Plan, the Planning, Land Use and Mobility committee hereby finds that:

*WHEREAS*, the Applicant has designed and substantially complies with the applicable regulations, findings, standards, and provisions of the Mulholland Scenic Parkway Specific Plan, The Girard Tract 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 provided plans for a staging area plan for receiving and storing construction materials, and a parking plan for construction workers; and

*WHEREAS*, the applicant has agreed to implement and will note on their plans, all of the suggested changes brought forth by in hearings by the Mulholland Design Review Board;

*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, Leonard Yaghoobi, for the new construction of a two- story, 2,820 sq. ft. residence, which includes an attached 2-car garage and room for three (3) additional vehicles on a suspended driveway, 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 February 10, 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.

3. Required oak trees, if any, shall be planted far enough away from structures and retaining wall footings so that the canopies and root balls can develop to maturity.

4. The applicant and owner will not submit any significant further updated plans or changes without first presenting them to the WHWCNC for support.

5. 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.

6. The Applicant will erect wall/fencing under driveway bridge to prevent animal habitation.

7.

The Planning, Land Use and Mobility Committee recommends that the Board of 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 supporting recommendation for the application presented to the WHWCNC Board on August 12, 2020.

Motion: Martin Lipkin

Second:

Vote:   Aye:           Nay:           Abstain:

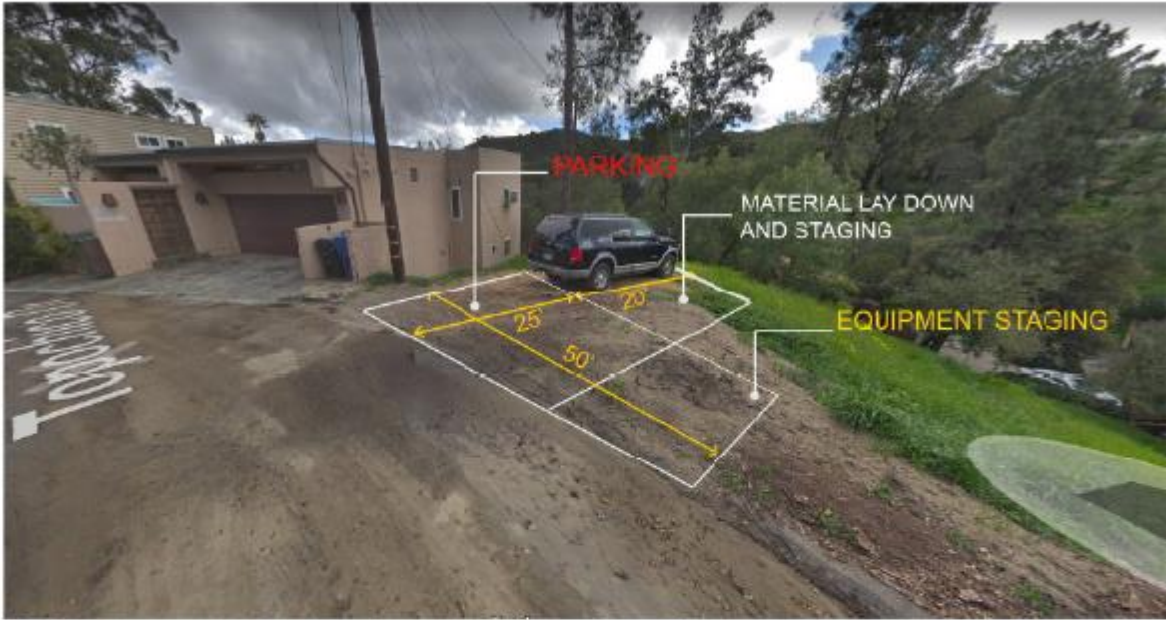
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### **Additional documentation supplied by Applicant**



**Front downspout to water barrels (rear downspouts shown previously). Also note area under driveway bridge is sealed off.**





**Materials staging/storage and work crew parking plan**



**Natural berm along roadway to channel water away from site and prevent slides**