



WHWCNC Planning, Land Use & Mobility Committee
Case Report-ZA-2017-841 4798 N. Abargo Street Woodland Hills, CA
91364
September 3, 2020



PLUM Meetings: July 2, 2020

Case Nos: ZA-2017-841

Site Location: 4798 N. Abargo Street, Woodland Hills, CA 91364

Project: Zone variance to allow the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with said dwelling to be provided w/ only one covered parking in lieu of the

required 2 covered spaces. Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet from the front property line in lieu of the permitted 24 feet measured from the centerline or midpoint of the street on which the subject lot fronts. A zoning administrator's determination to allow the construction, use and maintenance of said one family dwelling where the abutting roadway is not improved to a width of at least 20 feet. A zoning Administrator's determination to allow the construction, use and maintenance of said one-family dwelling where the abutting roadway from the driveway apron to the boundary of the hillside area is not improved to a width of at least 20 feet. A zoning administrator's determination to allow a maximum height for said dwelling to be at 45 feet in lieu of the permitted 33 feet. A zoning administrator's determination to allow said dwelling to observe a reduced front yard of 0 foot in lieu of the required 5 feet. A project permit compliance, pursuant to the Girard Tract Specific, to allow the construction, use and maintenance of said dwelling. (7 Variance requests

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Submitted By: Peter Fletcher, WHWCNC PLUM Case Leader



PROJECT DESCRIPTION

The project is located at 4798 N Abargo Street in Woodland Hills, in the Girard Tract. It is subject to the Mulholland DRB. The hearing has not occurred yet.

The applicant is asking for a zone variance to allow the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with said dwelling to be provided w/ only one covered parking in lieu of the required 2 covered spaces. Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet from the front property line in lieu of the permitted 24 feet measured from the centerline or midpoint of the street on which the subject lot fronts. A zoning administrator's determination to allow the construction, use and maintenance of said one family dwelling where the abutting roadway is not improved to a width of at least 20 feet. A zoning Administrator's determination to allow the construction, use and maintenance of said one-family dwelling where the abutting roadway from the driveway apron to the boundary of the hillside area is not improved to a width of at least 20 feet. A zoning administrator's determination to allow a maximum height for said dwelling to be at 45 feet in lieu of the permitted 33 feet. A zoning administrator's determination to allow said dwelling to observe a reduced front yard of 0 foot in lieu of the required 5 feet. A project permit compliance, pursuant to the Girard Tract Specific, to allow the construction, use and maintenance of said dwelling. (7 Variance requests)

Group discussion to include:

- Equipment staging
- Number of Variances
- Haul Route
- Hillside ordinance compliance
- Drainage
- Landscape plan.













