



Notice Of Public Meeting
WHWCNC Planning, Land Use & Mobility Committee
ZA-2017-841 4798 N. Abargo Street Woodland Hills, CA 91364
October 1, 2020-6:30 PM by Zoom or Telephone



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 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)

Applicant/Owner Carol Chan 626-757-5107 carol.chan.b@gmail.com

City Planner: Alycia Witzlings

Phone: 818-374-5044

E-Mail: Alycia.witzlings@lacity.org

Submitted By: Peter Fletcher, WHWCNC PLUM Case Leader



PROJECT DESCRIPTION

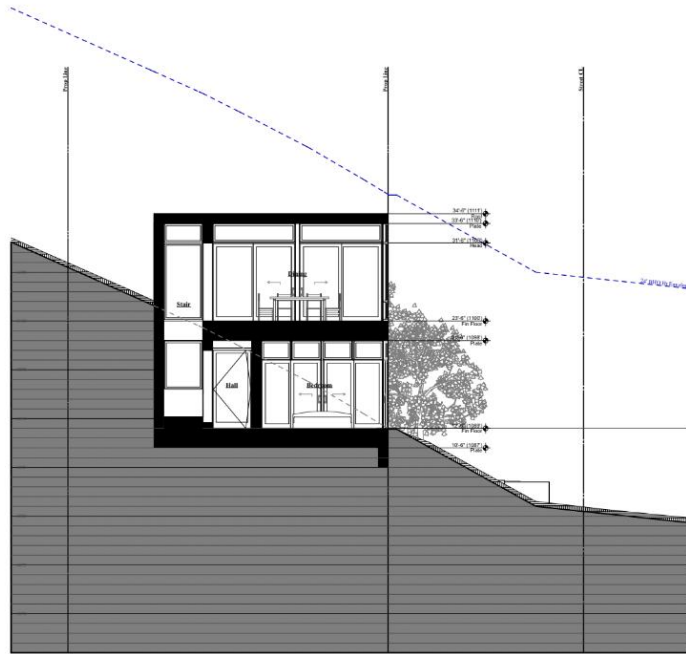
The project is located at 4798 N Abargo Street in Woodland Hills, in the Girard Tract.

It is subject to the Mulholland DRB. The hearing has not occurred yet.

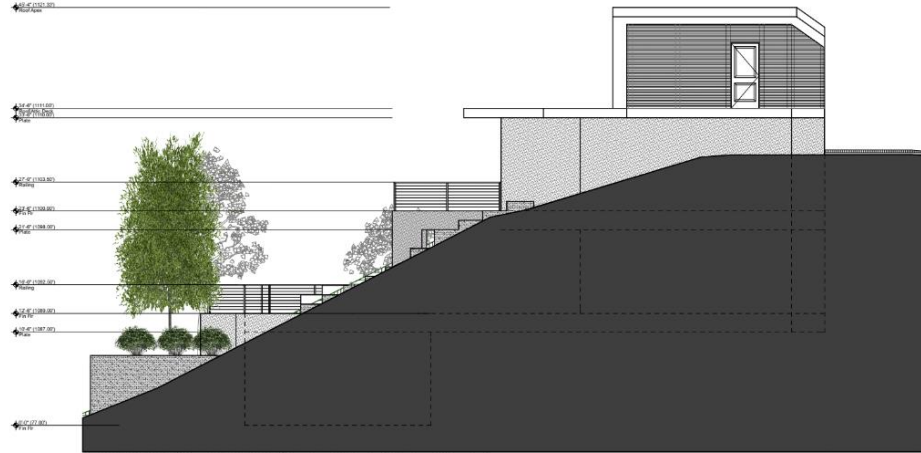
The applicant is asking for seven variances including a zone variance to allow the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with said dwelling to be provided w/

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)

Randy Hamerly - 4798 Abargo ZAD Sect 3.pdf



233 E Silwood Lane, Redwood City, California 94061 866.865.5533



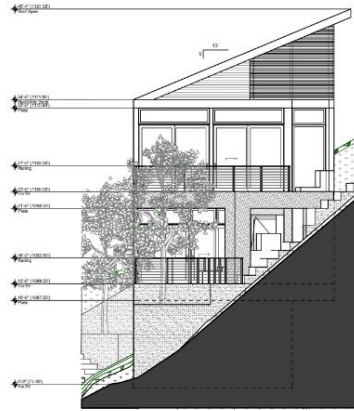
R.A. Hamberly, R.A. Hamberly, Inc., 233 E Silwood Lane, Redwood City, California 94061 866.865.5533



4 4798 ABARGO ST.
E Ext Elevation 1/8" = 1'-0"



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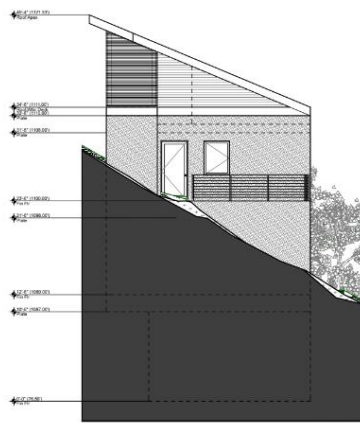
R.A. Hamberly, AIA Architect, Inc. 2112 Richmond Lane, Richmond, California 94704 925.485.5411

① 4798 ABARGO ST.
N Ext Elevation 1/8" = 1'-0"



North Elevation

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R.A. Hamberly, AIA Architect, Inc. 2112 Richmond Lane, Richmond, California 94704 925.485.5411

③ 4798 ABARGO ST.
S Ext Elevation 1/8" = 1'-0"

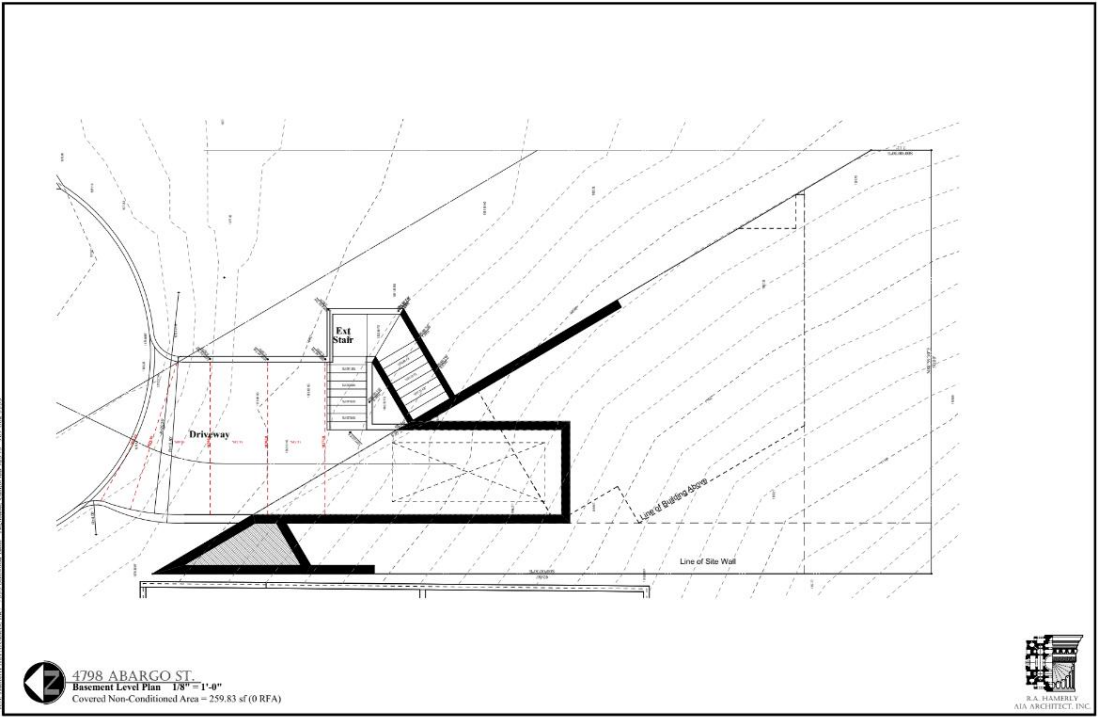


South Elevation

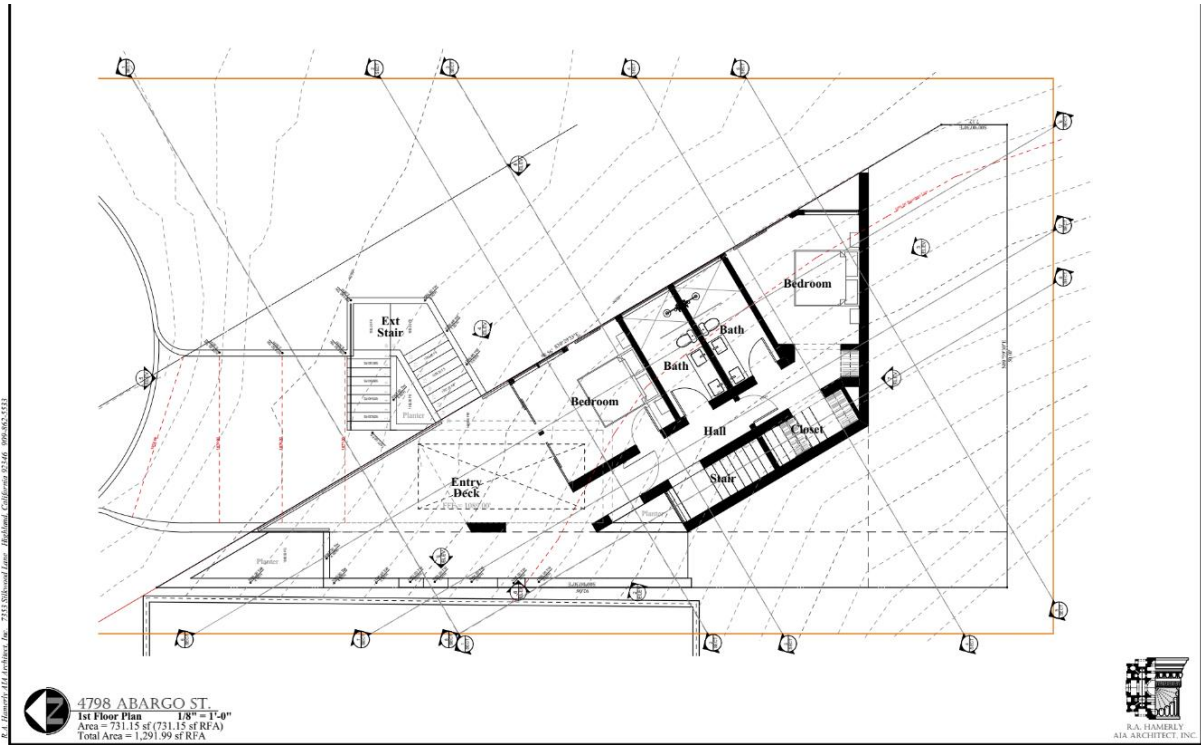


East

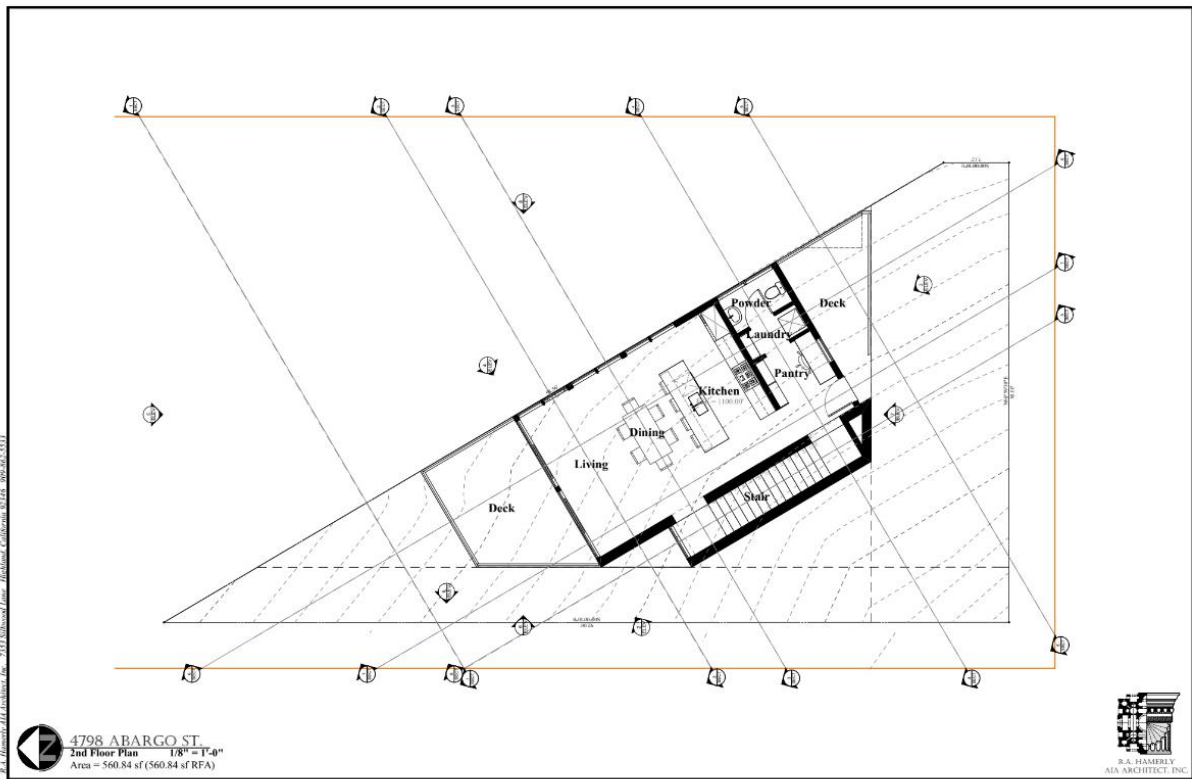
Perspective



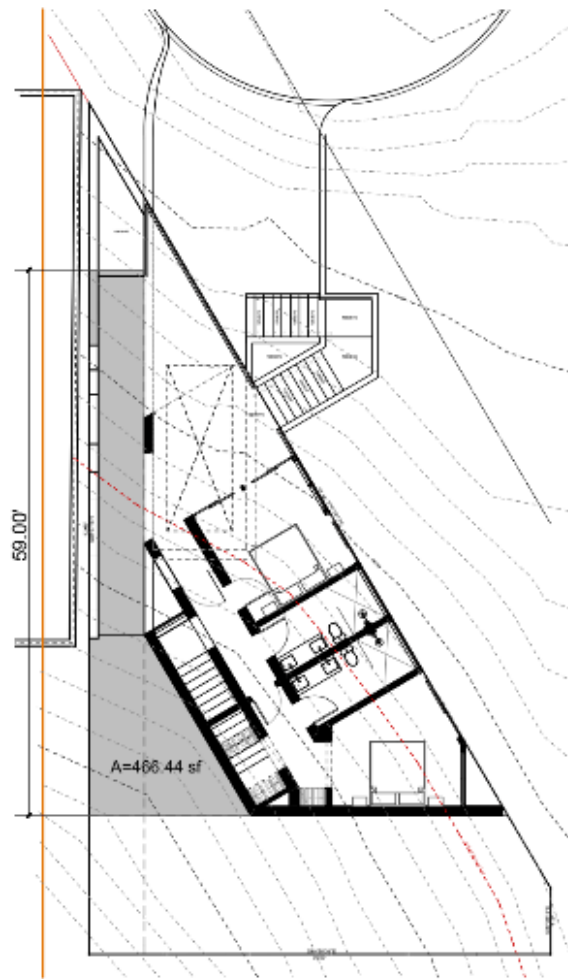
Basement Plan



First Floor Plan



Second Floor Plan



SY Setback Analysis:


Setback Area = 466.44 sf [digital measurement]
 Setback Avg = 466.44 sf / 59.00' L = 7.91' Avg W

Setback Bonus = 30% Area Bonus for SY SB = 20% of Lot Width

Lot Width = 25.58' [Exhibit 1]
 Bonus Calc = 25.58' x 20% = 5.12'
 Alt Calc = 6 ft min SY SB (5' + 1' add'l story)
 6 ft x 120% = 7.20' (20% over min req'd)

Bonus Qualification: 7.91' Avg W > 7.20' Req'd + 20%

2 4798 ABARGO ST.
 Setback Exhibit 1/16" = 1'-0"

RFI	Project	4798 Abargo St, Woodland Hills, CA	 R.A. HAMERLY AIA ARCHITECT, INC. 7353 Silkwood Lane Highland, CA 92346 909-863-5533 rhamerly@globalnet.net	Bonus Date	4 November 2019
	Drawing	Side Yard Setback Analysis		Drawn By	R.A. Hamerly

Parking Detail One car garage with a tandem space in the driveway

- New Submission from Applicant on 10/1

4798 Abargo st, overview: ZAD 2017 – 841





An energy efficient, using insulated concrete form, SFR: 1,300 SF

Hillside ordinance 2001, filed before 2017 March 17 code change

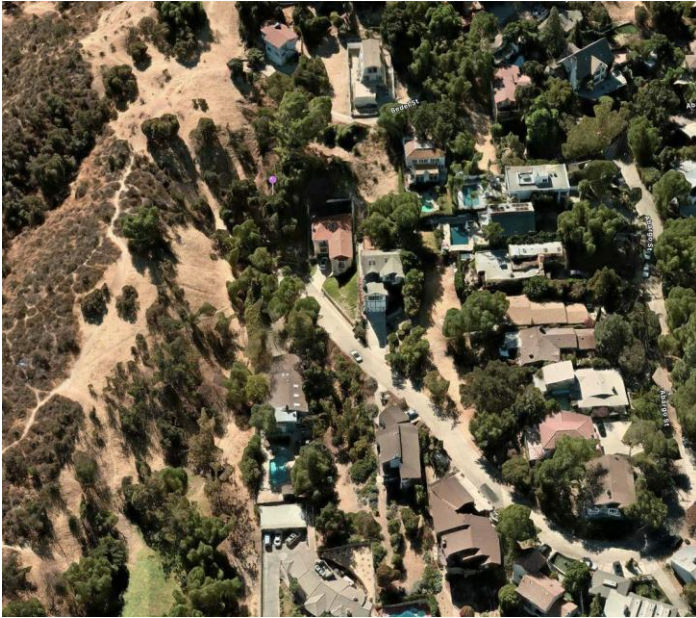
ZAD:

1. Allow SFR for abutting roadway less than 20 FT
2. Allow SFR for roadway less than 20 FT
3. Zero front yard setback
4. Girard tract specific plan allow SFR

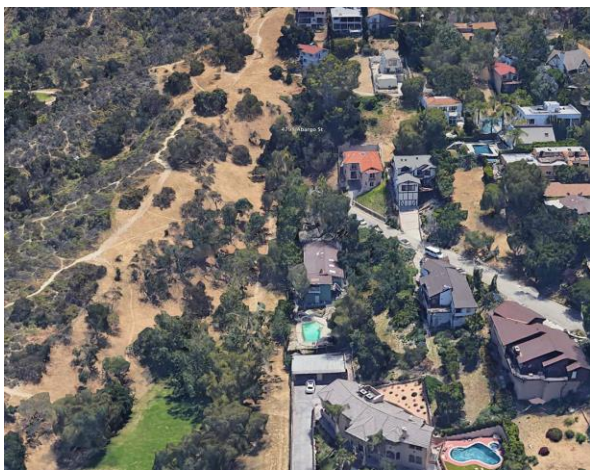
Variance

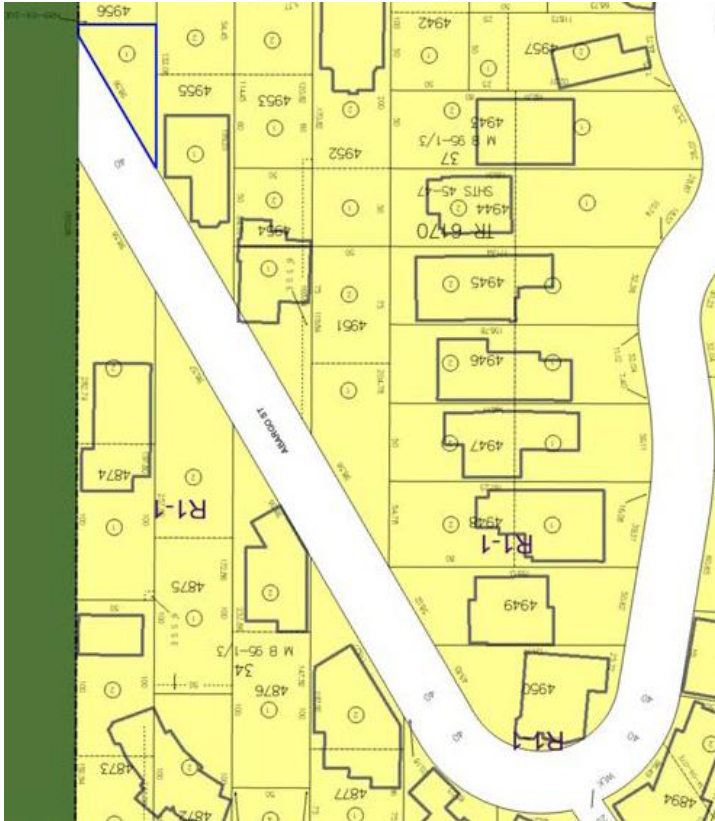
5. Allow SFR Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet measure from center street in lieu of 24 ft
6. Allow max height to be at 45 ft in lieu of 33 FT
7. one covered parking

Note: my neighbor , 4788 Abargo st, built on 2007 didn't need to file for any of this, although his house on the same street, is higher than mine, over 3500 SF, we are under the same hillside code. All those are caused by the city unfinished street.









Proposed PLUM Motion

As pertaining to **ZA-2017-841** 4798 N. Abargo Street Woodland Hills, CA 91364 Having held Four (4) public meetings for the application filed by the property applicant Carol Chan, concerning the new the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with

Whereas said dwelling to be provided w/ only one covered parking in lieu of the required 2 covered spaces.

Whereas the applicant requests a 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.

Whereas the applicant requests 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.

Whereas the applicant requests 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.

Whereas the applicant requests 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. **Applicant did not provide a drawing showing conformance with the Building Envelope Height and Plum line , as per LAMC 12.21 C.10.(d)(1).**

Whereas the applicant requests 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.

Whereas the applicant requests a project permit compliance, pursuant to the Girard Tract Specific, to allow the construction, use and maintenance of said dwelling. (7 Variance requests)

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, Carol Chan, for the new construction of a new 3 story, 1,300 sq. ft. residence, dwelling to be provided w/ only one covered parking in lieu of the required 2 covered spaces., not receive the support of the Board of the Woodland Hills Warner Center Neighborhood Council for said project

Therefore it is hereby resolved that the Planning, Land Use and Mobility Committee for the findings stated herein, 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 that the project *not receive* the support of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action at the Full Board meeting on October 14, 2020.

Motion: Peter Fletcher

Second:

Vote: Aye: Nay: Abstain: