

Planning, Land Use and Mobility Committee



Updated 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
 October 15, 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.

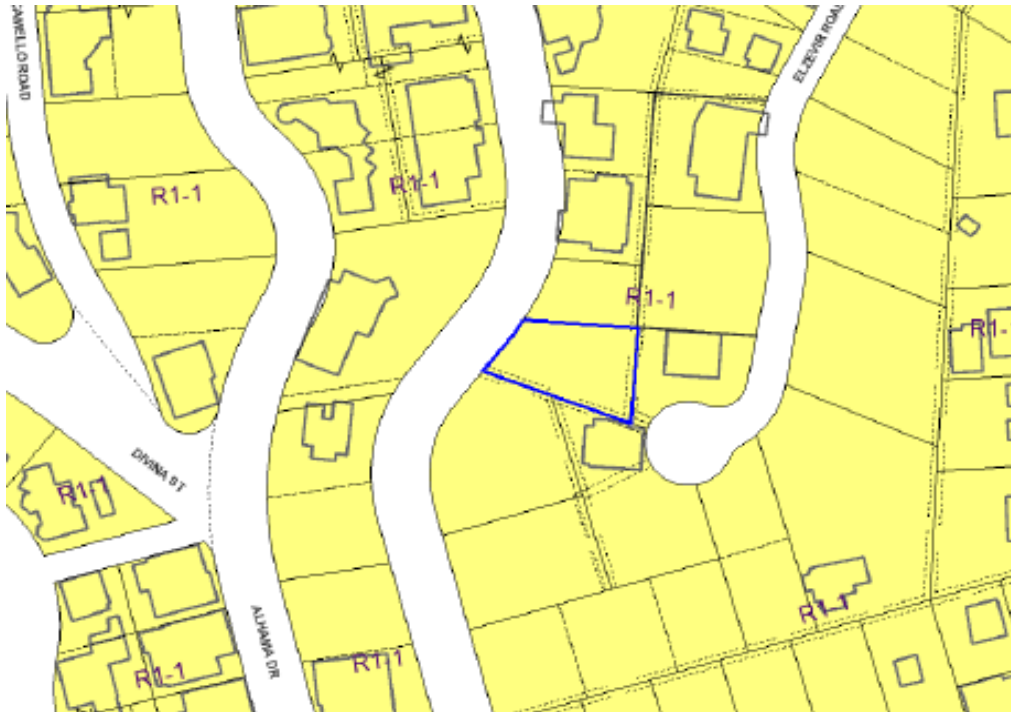
Applicant: Leonard Yaghoobi
 19730 Ventura Blvd., Ste # 5, Woodland Hills, 91364

Representative: (818) 231-8475 yagh@aol.com
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%.



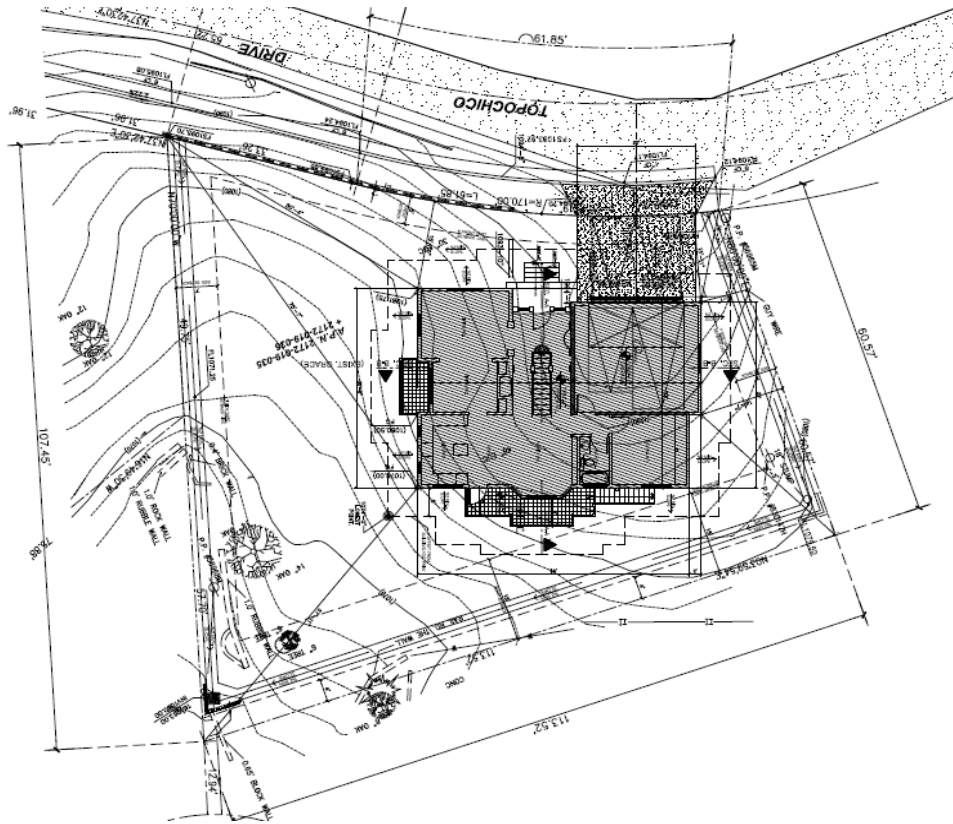
Updated rendering of rear (East) façade showing new balcony design, wood accents, new “Sand” coloration and downspouts to water retention barrels.

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. A “bridge” from the street to the garage entrance will have covered/shielded sides to prevent animal habitation and help ward off any erosion.



Site Plan for the proposed structure.

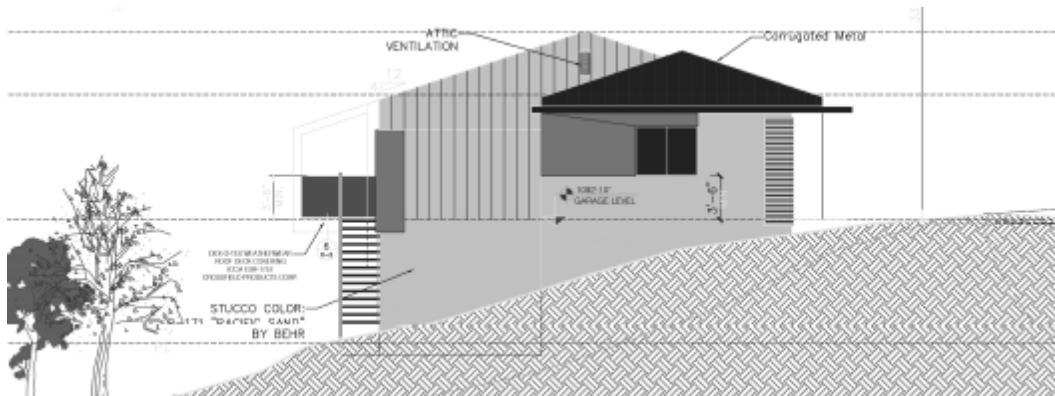
A requested staging plan, parking proposal, materials storage, and roadside berm are shown on last pages of this Case Report.

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 in the center of the roof that are smaller than the Mulholland guidelines maximum size. One exterior iron staircase clad in a wood-like material extends from the upper floor of the rear of the structure to the down sloping hillside, and the project indicates a single steel rail and glass patio/balcony at the rear of the home.

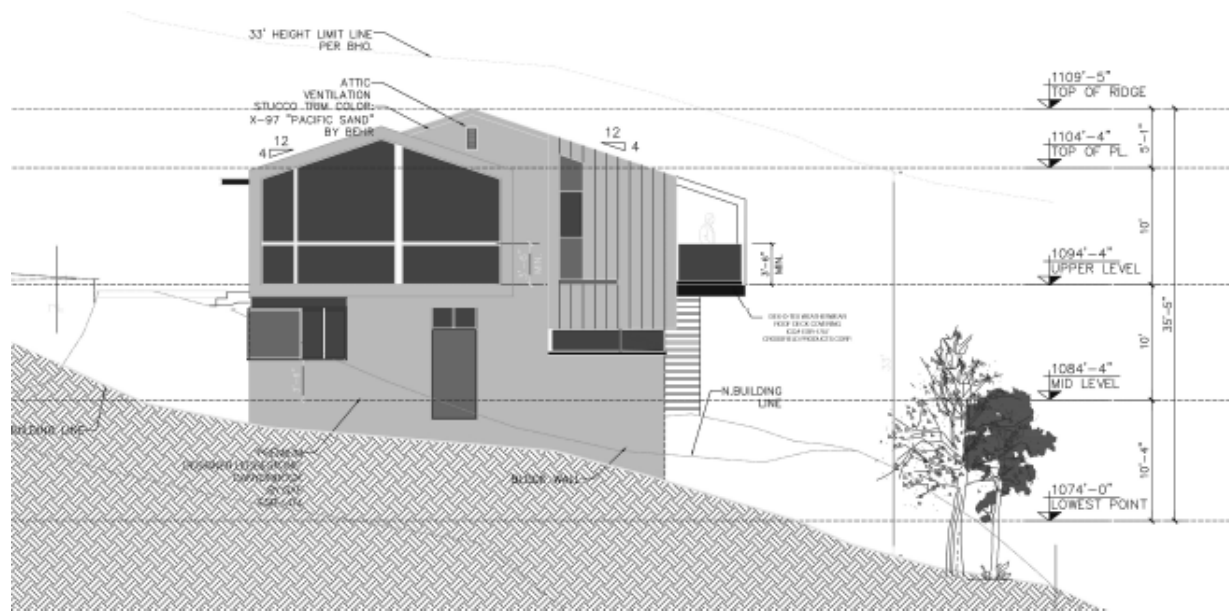
The architectural design can be classified as “mid-century modern,” and is architecturally in keeping with the eclectic mix of home designs in the area. A double-wide garage door with slatted wood panels and represents approximately half of the structure's front façade. There is an exterior lighting fixture in the front entry.



North elevation showing second floor balcony with iron railings as well as the decorative wood siding enhancements.

The bulk of the structure sits above the existing grade, with some vertical walls meeting grade and other vertical walls hovering above grade.

The exterior will be “Sand” colored stucco and will be accented with wood siding in areas to help create a more “natural” exterior that blends in with the topography. In addition to the “Sand” colored stucco and wood accenting on the exterior walls, the proposed exterior materials include “Shakewood” simulated shake roofing tiles.



Updated South side elevation of the proposed structure showing large window for main living space and door to exterior on the first level.

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. Plans for a swimming pool will not be pursued.

There are three (3) existing free-standing wall structures of both brick and rubble materials below the home site 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 protected tree as "very poor," with a split trunk and numerous other 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 although the stumps remain and will have to be removed.

Site and Building Drainage

Run-off and drainage from the building will be handled by gutters and downspouts that channel into several subsurface 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 has supplied renderings that indicate downspouts from roof barrels.

Analysis and Assessment

The project's updated design 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. Material and equipment storage as well as crew parking will be on the property and on an adjacent vacant parcel that the developer owns and will not cause traffic or access problems.

The Applicant has made significant changes to the exterior cladding of the proposed residence, by changing a dark gray coloration to a neutral “Sand” coloration, and has added architectural accents of wood cladding to highlight various window design treatments. The new colorations and materials appear to be in conformity with MDRB guidelines.

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 four (4) 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 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, suggested improvements and modifications and conditions (see below) agreed upon with the Woodland Hills-Warner Center Neighborhood Council to the submitted application; and

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

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 parking for three (3) additional vehicles on a suspended driveway bridge, 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 October 15, 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 replacement 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 and the drip-lines of the tree be kept intact.

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. All equipment remaining on-site shall be stored in the on-site parking area.

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

7. (TBD IF NEEDED)

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 November 11, 2020.

Motion: Martin Lipkin

Second:

Vote: Aye: Nay: Abstain:

Additional documentation supplied by Applicant



Front downspout to water barrels (rear downspouts shown previously). Also note area under driveway bridge is sealed off. (Coloration has been changed to “Sand.”



Materials staging/storage and work crew parking plan



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