



Woodland Hill ~ Warner Center Neighborhood Council
Planning, Land Use, and Mobility Committee
November 5th, 2020

DIR-2020-1334 Project permit compliance review
for the construction of a new approximately 4,461 SF single-family dwelling at
4924 N. Llano Drive 91364

The applicant: Kamal Singh: t:818.635.6934; e: Kconstruction@live.com;
Rep: Vinai Jetviroj: t:818.207.6516; e: jetviroj@gmail.com
Valentina-Knox Jones 818.374.5038; e: valentina.knox.jones@lacity.org

This is the 2d time in 2020 this project has come before the Woodland Hills Warner Center Neighborhood Council.

The project is on a vacant, and an existing single lot of 14,000 sq. ft, located in an R1-1 zoned area on the outer corridor of Mulholland Scenic Parkway and requires a modification of the Hillside Area Regulation (page2).

The project is a 3-story residence of 4,261 SF with a 2 car 400 sq. ft garage at street level with a lower deck and pool. The stricture is on a 14,000 sq. ft lot. The height of the proposed structure is 33 ft. or less per story from the lowest grade of each terraced level (page 3). The proposed home is similar to adjacent houses.

The site is at a 35% grade (page 3). The site is subject to slides. The project will require the export of 544 cubic yards of dirt. There are no protected trees or shrubs on the property. The landscaping plan is found on page 6.

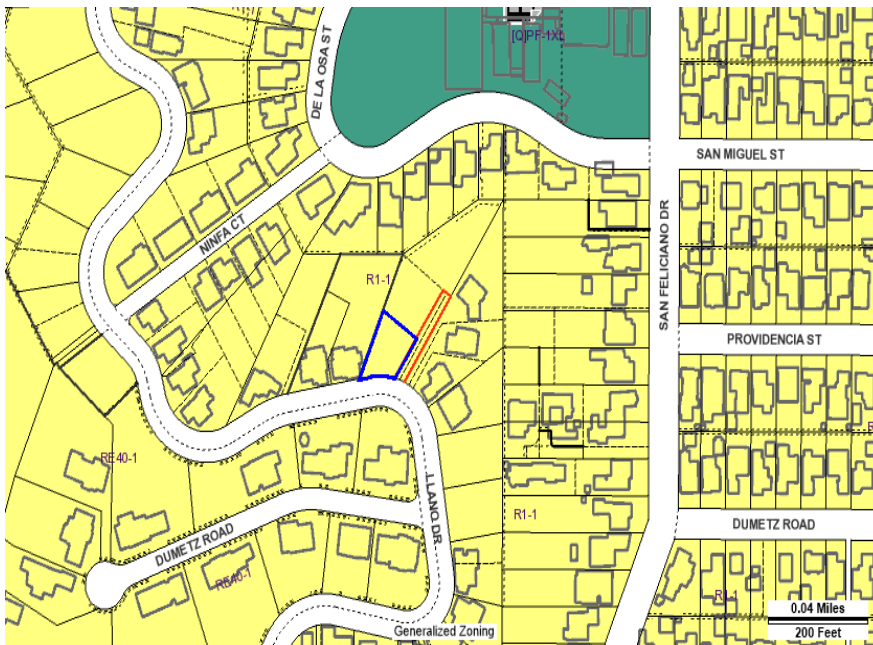
The applicant owns an adjacent lot to the north of the proposed subject project. The adjacent project has an easement for a driveway. This application does not involve the second lot (page 2).

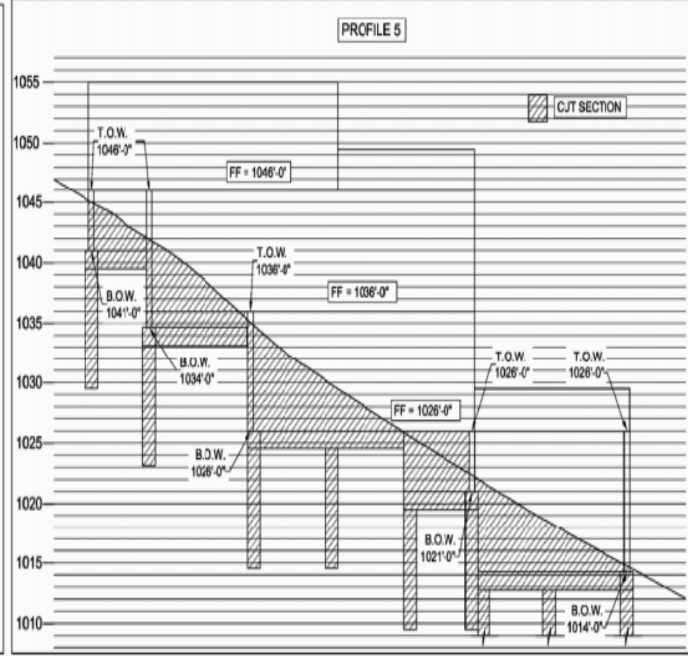
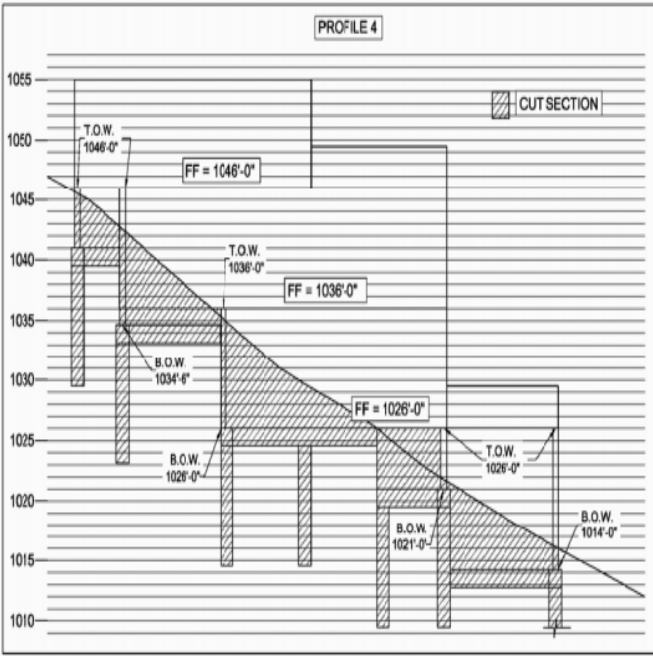
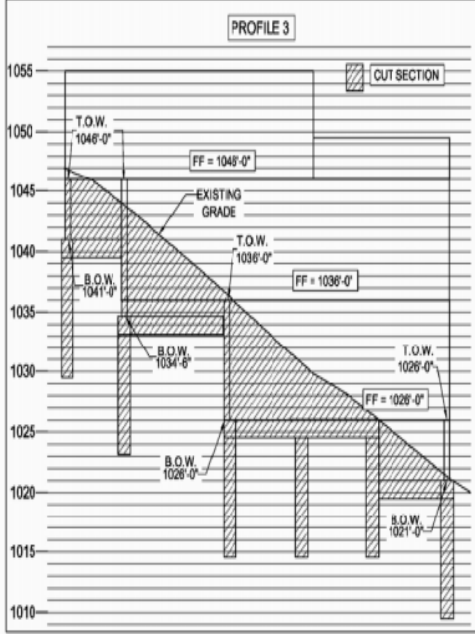
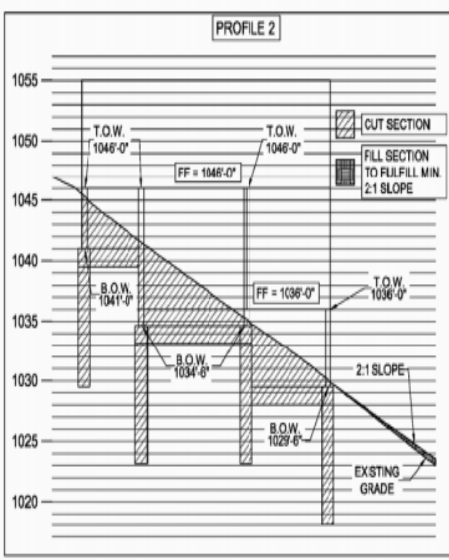
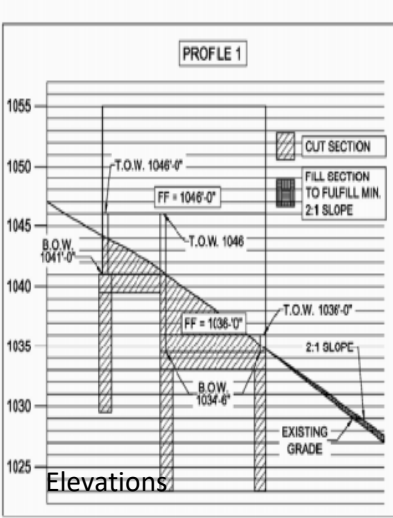
The street width is 35 ft and there is a 50 ft right of way associated with the property (page 6).

- There is no indication of additional parking for visitors.
- There is no haul route plan nor is there plan for staging construction materials.

- The applicant has presented his plan to the Mulholland Design Review on August 19th and again on September 16th of 2020.

Location






Dizitti
ARCHITECTS
21241 Ventura Blvd., #115
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F: (818) 745-8339
info@dizittiarchitects.com
www.dizittiarchitects.com

NEW 3-STORY RESIDENCE
for: Mr & Mrs KAMAL SINGH
48922 LLANO DRIVE
WOODLAND HILLS, CA 91364
CONTACT: KAMAL SINGH 818.635.6034

NO.	REVISIONS

DATE: 11/30/18
SCALE: F.S.
DATE: JUNE 21, 2019
PROJECT: CONSTR. DOCS.
SHEET TITLE:
DRAWING NUMBER:

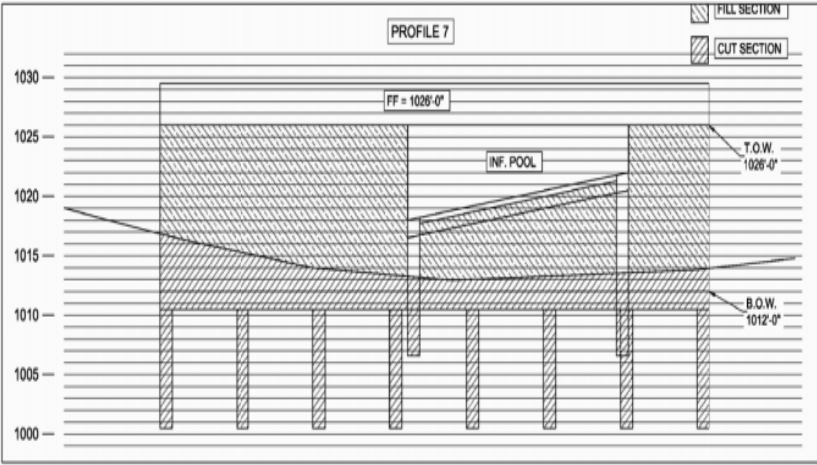
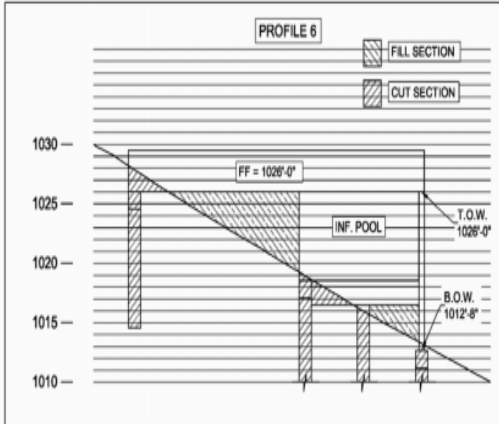


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Elevations



REVISIONS	
NO. FILE	1639-SINGH-HSR1
SCALE	
DRAWN BY	F.D.Z.
DATE	JUNE 21, 2019
PHASE	CONSTR. DOCS.
SHEET TITLE	

DRAWING NUMBER
G-4
1639-SINGH

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- ELEVATIONS / SECTIONS NOTES**
1. EXTERIOR STUCCO OVER WOOD LUMBER AND 1/2" Gypsum BOARD OVER 5/8" FIBER CEMENT SHEETING TO BE INSTALLED BY TRADE
 2. WOOD FINISHING (SEE PLAN) OVER STUCCO THROUGHOUT
 3. WOOD FLOOR FINISHING AND INSTALLATION (SEE FLOOR PLAN) THROUGHOUT
 4. GLASS 'X' FINE FINISHING TO BE W/ 3/4" WOOD FINISHING THROUGHOUT
 5. 3/4" FINISHING TO BE W/ 3/4" WOOD FINISHING THROUGHOUT
 6. ROOF
 7. REMAINING WALL
 8. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 9. 5/8" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 10. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 11. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 12. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 13. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 14. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 15. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 16. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 17. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 18. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP
 19. 3/4" FINISHING MATERIAL OVER INSULATION AT ALL EXTERIOR STUCCO WALLS TOP




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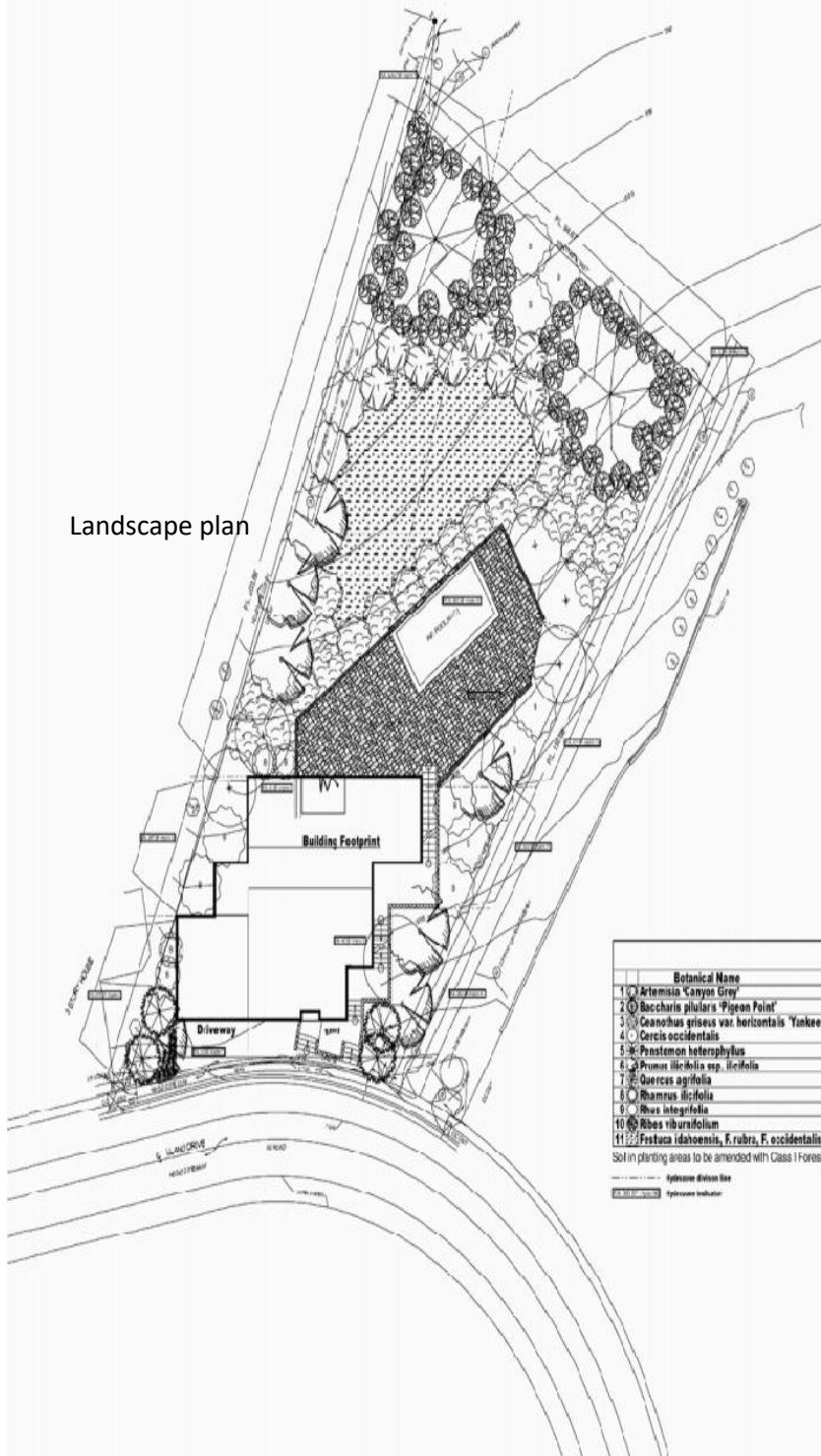
NO.	DATE	REVISIONS
1	15/03/2018	ISSUED FOR PERMIT
2	16/03/2018	ISSUED FOR CONSTRUCTION

DATE: MARCH 16, 2018
PHASE: CONSTR. DOCS.
SHEET TITLE: EXTERIOR ELEVATIONS
DRAWN BY: A-3.2

A-3.2
SHEET 2 OF 1639-SINGH

Elevations

ALL WALL, CEILING, FLOORING AND FLOOR FINISHES AS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF FORNARD & SONS, ARCHITECTS, AND HAVE BEEN OBTAINED, COPIED AND REPRODUCED FOR THE USE IN CONNECTION WITH THE PROJECT PROJECT. NONE OF SUCH WALL, CEILING, FLOORING OR FLOOR FINISHES SHALL BE USED BY OR FOR ANY OTHER PROJECT, IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF FORNARD & SONS, ARCHITECTS.



Maximum Applied Water Allowance (MAWA)									
MAWA =		(Dr) x 0.82 x [(0.85 x LA) + (1 - 0.85 x SLA)]							
		LANDSCAPE		ETAF		SLA		MAWA	
(Dr)	AREA (LA)	ETAF		SLA	MAWA				
0.1	9324	0.91		0.00	19282.11	GAL/yr			
Estimated Total/Net Irrigation (ETW)									
ETW = (Dr) x (Dr) x (ETAF) x (SLA)		ETW							
		11030.91							
Irrigation Table for Calculating ETW									
Planting	Water	PF	Method	ET	ETAF	Irrigation	ETAF x		
Date	Description	Needs		ET	Area (Sq)	Area (Sq)	MA		
1	Trees	Low	0.3	Drip	0.81	337	30	7	3309
2	Shrubs	Low	0.3	Drip	0.81	337	225	6.8	2305.25
3	Trees	Low	0.3	Drip	0.81	337	40	16	4618
4	Shrubs	Low	0.3	Drip	0.81	337	392	140	4704.74
5	Trees	Low	0.3	Drip	0.81	337	40	16	4618
6	Shrubs	Low	0.3	Drip	0.81	337	287	106	3307.78
7	Shrubs/GC/Tx	Low	0.3	Drip	0.81	337	3461	1281	38608.38
8	Shrubs/GC/Tx	Low	0.3	Retain	0.81	337	9761	1404	43006.03
9	Trees	Low	0.3	Retain	0.81	337	40	16	4618
10	Shrubs	Low	0.3	Drip	0.81	337	451	152	4728.53
11	Shrubs	Low	0.4	Drip	0.81	337	643	146	9716.44
12	Pool	High	1		0.81	123	300	370	11904.44
Total					0.81	348	9324.0	3112.59	11030.91
Special Landscape Areas:					A B				
Area					1.00 0.00 0.00				
					C 0				
ETAF CALCULATIONS									
Regular Landscape Areas					All Landscape Areas				
Total ETAF x Area	(B)	3712.59	Total ETAF x Area	(B+C)	3712.59				
Total Area	(A)	9324.00	Total Area	(A+C)	9324.00				
Average ETAF	(B/A)	0.40	Average ETAF	(B+C/A)	0.40				

Legend		Percentage native plants: 100%	
Botanical Name	Common Name	Qty	Size
1 Artemisia Canyon Grey	Canyon Grey Sagebrush	3	1.5' x 1.5' x 1.5' @ 10' spacing
2 Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	4	1.5' x 1.5' x 1.5' @ 10' spacing
3 Ceanothus griseus var. horizontalis 'Yankee Point'	Yankee Point Ceanothus	22	1.5' x 1.5' x 1.5' @ 10' spacing
4 Cercis occidentalis	Western Redbud	5	3" x 3" x 3" @ 15' M x W @ 24' spacing
5 Penstemon heterophyllus	Foothill Penstemon	16	1.5' x 1.5' x 1.5' @ 10' spacing
6 Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry	7	1.5' x 1.5' x 1.5' @ 10' spacing
7 Quercus agrifolia	Coast Live Oak	2	2" x 2" x 2" @ 24" M x W @ 24' spacing
8 Rhamnus ilicifolia	Hollyleaf Redberry	4	1.5' x 1.5' x 1.5' @ 10' spacing
9 Ribes integrifolia	Lemonade Berry	14	1.5' x 1.5' x 1.5' @ 10' spacing
10 Ribes viburnifolium	Catalina Currant	52	1.5' x 1.5' x 1.5' @ 10' spacing
11 Festuca idahoensis, F. rubra, F. occidentalis	Native Low-Free blend (plant as sod)	1,562	sq. ft. @ 2'-18" M x 1' W @ 1 year

Soil in planting areas to be amended with Class I Forest Floor Mulch available from G&M Topsoil, Inc. 315-899-5405

Open Public Notice
Permittee Approach
TOTAL LANDSCAPE AREA: 9,324 sq. ft.
WATER SUPPLY TYPE: LOW/POSSIBLE
Assessment: This type of residential use is applicable to all parcels for purposes of determining overall drainage, grading or water provisions, or other existing regulations, where such is considered. For such uses that are categorized in the top 1% of soil, compact at a minimum rate of 4 to 6% at 100 lbs/sq. ft. of permeable material for 100 mm to a depth of 6 in. into the soil.
I have consulted with the relevant authority and applied them to the efficient use of water in this landscape design plan. A Certificate of Compliance shall be filed and certified by other stakeholders of the landscape plans, irrigation plans, or other relevant landscape services for this project. I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.

Signed: _____
Date: _____

Site Address: 4924 N. LLANO DR
3P Case 0934
PIN: 508107_30
1/17/2019 (Updated: 5/8/2017) (v.1)
APR: 1/15/2019
From: HNTB, Book: H L1 1027
and: J. G. BROWN, Inc.
Map Date: 10/2019



City of Woodland Hills
Planning Department
12224 Adair Street
Valley Village, CA 91307
(818) 952-7183
Shelley@planning.warnercenter.net

REVISION LOG:
01/15/19
09/29/19

SUBMITTAL:
NO. DATE:

PROJECT ADDRESS:
4924 Llano Dr.
Woodland Hills, CA 91364

CLIENT ADDRESS:
Kamal Singh
4924 Llano Dr.
Woodland Hills, CA 91364

LANDSCAPE PLAN

Date: 09/29/2019
Scale: 1/16" = 1'

Sheet No. L1 of 3



Motion: 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 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 the suggested changes brought forth in all 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, Kamal Singh, for the new construction of a three-story, 3-story residence of 4,261 SF with a 2 car 400 sq. ft garage at street level with a lower deck and pool 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 August 27, 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. The applicant and owner will not submit any significant further updated plans or changes without first presenting them to the WHWCNC for support.
4. 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.
5. The applicant shall address the issue of rain water collection and storage, including drawings.
6. The applicant shall consider architectural alternatives that enhance the community and bring alternatives for the PLUM committee to consider.
7. The applicant shall provide plans for storage of construction materials on his adjacent vacant lot, and
8. The applicant shall plan and commit to subsequent remediation of the applicant's adjacent vacant lot.

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 (), 2020.

Motion: Sean McCarthy, Second:



Vote: Aye: Nay: Abstain: