



Woodland Hill ~ Warner Center Neighborhood Council
Planning, Land Use, and Mobility Committee
November 19, 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.

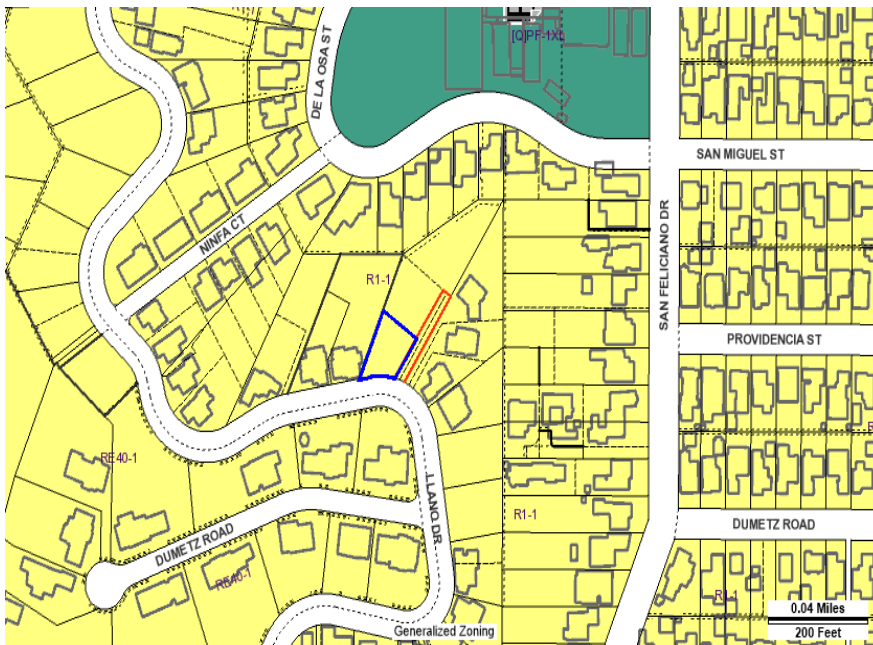
The applicant owns an adjacent lot to the north of the proposed subject project. The adjacent project has an easement for a driveway. This application does not involve the second lot (page 2).

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



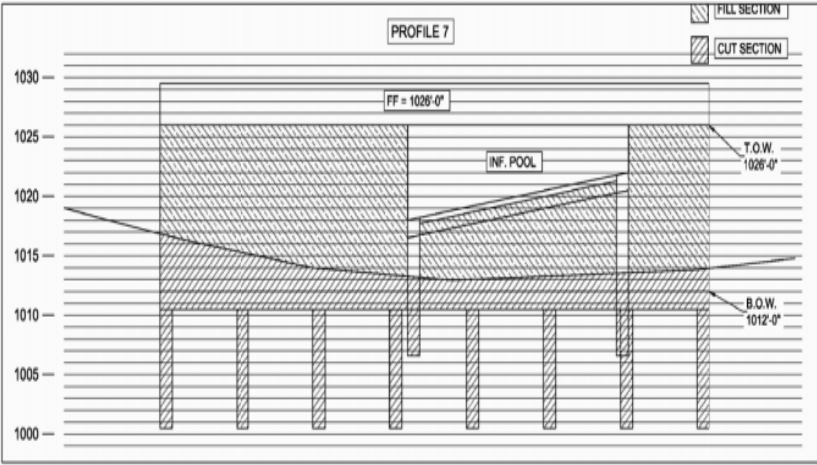
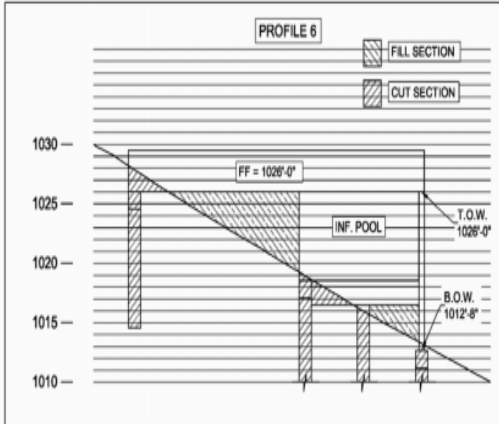


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NEW 3-STORY RESIDENCE
for: Mr & Mrs KAMAL SINGH
49222 LLANO DRIVE
WOODLAND HILLS, CA 91364
CONTACT: KAMAL SINGH 818 835 8834

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

1. EXTERIOR STUCCO OVER WOOD LUMBER AND 1/2" Gypsum WALL BOARD
2. WOOD FINISHING (SEE PLAN) OVER STUCCO THROUGHOUT
3. WOOD FLOOR FINISHING AND TRIMWORK (SEE FLOOR PLAN) THROUGHOUT
4. GLASS 'X' TYPE WINDOW 20" Wx 30" Hx 1/2" INSULATED WINDOW ROOF COATING
5. 3/4" INSULATED ROOF PANEL
6. ROOF
7. RETAINING WALL
8. 2x12 FLOOR JOIST, 12" INSULATION AT ALL EXTERIOR STAIR WALLS TOP
9. 8x12 FLOOR JOIST, 12" INSULATION AT ALL EXTERIOR STAIR WALLS TOP
10. 8x12 FLOOR JOIST, 12" INSULATION AT ALL EXTERIOR STAIR WALLS TOP
11. 2x12 CEILING JOIST FOR EXTERIOR
12. 2x12 ROOF TRUSS FOR EXTERIOR
13. 2x12 CEILING PLATE
14. 2x12 SILL PLATE
15. 12" INSULATED ROOF PANEL
16. 8x12 INSULATED ROOF JOIST AT 12" O.C.
17. 2x12 FOUNDATION SILL PLATE
18. 20x20-12" EXTERIOR FINISHING MATERIAL, 8x12-12" O.C.
19. 12x12 SILL, WOOD FINISHING



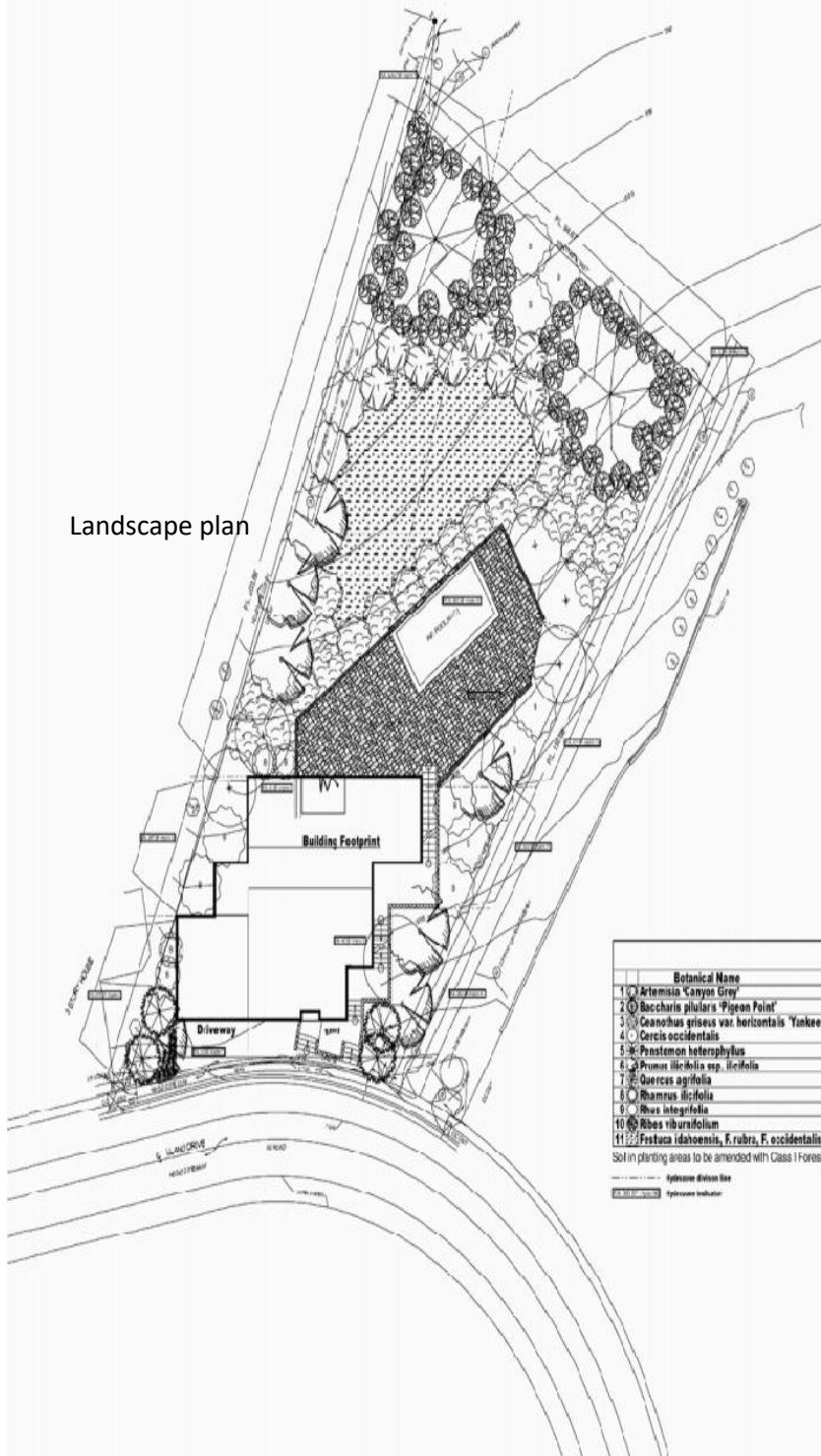
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NEW 3-STORY RESIDENCE
FOR: Mr. & Mrs. KAMAL SINGH
49222 LLANO DRIVE
WOODLAND HILLS, CA 91364
CONTACT: KAMAL SINGH 818 635 6934

4	
3	
2	
1	
REVISIONS	
DATE:	15/03/2018
BY:	F.S.Z.
DATE:	MARCH 16, 2018
PHASE:	CONSTR. DOCS.
SHEET TITLE:	EXTERIOR ELEVATIONS
DATE:	15/03/2018
A-3.2	
SHEET 1639-SINGH	

Elevations

ALL WALL, CEILING, FLOORING AND FLOOR FINISHES AS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF FORMAN & SONS, ARCHITECTS. ALL WORK SHOWN, EXCEPT AS INDICATED, WAS IN CONNECTION WITH THE PROJECT PROJECT. WORK OF OTHER QUALITY ARCHITECTS OR PLANNERS SHALL BE USED BY OR IN CONNECTION WITH THIS PROJECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF FORMAN & SONS, ARCHITECTS.



Maximum Applied Water Allowance (MAWA)									
MAWA =		(Dr) x 0.82 x [(0.85 x LA) + (1 - 0.85 x SLA)]							
LANDSCAPE		AREA (LA)	ETAF	SLA	MAWA				
(Sq Ft)	(GAL/IN)	(Sq Ft)	(GAL/IN)	(%)	(GAL/IN)				
0.1	9324	0.91		0.00	19282.11				
Estimated Total/Total Area (ETAF)									
ETAF = (Dr) x (Dr) / (PF x 48) x (LA)		ETAF		ETAF					
		11030.91		11030.91					
Hydrozone Table for Calculating ETAF									
Planting	Water	PF	Method	ET	ETAF	Hydrozone	ETAF x		
Description	Needs			(in)	(GAL/IN)		(GAL/IN)		
1 Trees	Low	0.3	Drip	0.81	3.37	30	7	232.09	
2 Shrubs	Low	0.3	Drip	0.81	3.37	225	6.8	2095.25	
3 Trees	Low	0.3	Drip	0.81	3.37	40	16	464.16	
4 Shrubs	Low	0.3	Drip	0.81	3.37	392	140	4904.74	
5 Trees	Low	0.3	Drip	0.81	3.37	40	16	464.16	
6 Shrubs	Low	0.3	Drip	0.81	3.37	287	106	3307.78	
7 Shrubs/GC/Tx	Low	0.3	Drip	0.81	3.37	3481	1281	3980.38	
8 Shrubs/GC/Tx	Low	0.3	Retain	0.81	3.37	9761	3404	10206.03	
9 Trees	Low	0.3	Retain	0.81	3.37	40	16	464.16	
10 Shrubs	Low	0.3	Drip	0.81	3.37	451	152	4724.33	
11 Shrubs	Low	0.4	Drip	0.81	3.49	643	240	2714.04	
12 Pool	High	1		0.81	3.23	300	370	11904.44	
Total				0.81	3.48	9324.00	3112.00	11030.00	
Special Landscape Areas:									
A									
B									
C									
ETAF CALCULATIONS									
Regular Landscape Areas					All Landscape Areas				
Total ETAF x Area	(B)	3712.00	Total ETAF x Area	(B+C)	3712.00				
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' H
2 Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	4	1.5' x 1.5' x 1' H
3 Ceanothus griseus var. horizontalis 'Yankee Point'	Yankee Point Ceanothus	22	1.5' x 1.5' x 1' H
4 Cercis occidentalis	Western Redbud	5	3' x 1.5' x 1' H
5 Penstemon heterophyllus	Foothill Penstemon	16	1.5' x 1.5' x 1' H
6 Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry	7	1.5' x 1.5' x 1' H
7 Quercus agrifolia	Coast Live Oak	2	2' x 1.5' x 1' H
8 Rhamnus ilicifolia	Hollyleaf Redberry	4	1.5' x 1.5' x 1' H
9 Ribes integrifolia	Lemonade Berry	14	1.5' x 1.5' x 1' H
10 Ribes viburnifolium	Catalina Currant	52	1.5' x 1.5' x 1' H
11 Festuca idahoensis, F. rubra, F. occidentalis	Native Low-Free blend (plant as sod)	1,562	sq. ft.

Open Submittal Notice
Permit/Approach
TOTAL LANDSCAPE AREA: 8,777 sq. ft.
WATER SUPPLY TYPE: LOW/POSS
Assessment: This type of residential use is applicable to all required for landscape of plantings, except for trees, shrubs or other groundcovers, in direct seeding applications, where manual installation is required.
For soils less than 6% organic matter in the top 12" of soil, compost at a minimum rate of 4 cu. yd per 1000 sq. ft. of permeable area shall be incorporated to a depth of 6" into the soil.
I have consulted with the submitter on the irrigation and applied from the efficient use of water in its landscape design plans. A Certificate of Compliance shall be filed and certified by other stakeholders of the landscape plans, irrigation plans, or other landscape services under the 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 LLANO DR
3P Case 0034
PIN: 508107_30
1/17/2019 (Updated: 5/8/2017) (v.1)
APR: 1/15/2019
From: HNTB, Book, H, L, 1/17/2019
and all of its predecessors. Name: _____
Map Date: 1/17/2019



REVISION LOG:
0000

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: 09/23/2019
Scale: 1/16" = 1'

Sheet No. 1 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

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 December 9, 2020.

Motion: Sean McCarthy,

Second:

Vote: Aye:

Nay:

Abstain: