

Woodland Hill ~ Warner Center Neighborhood Council
December 3rd, 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.

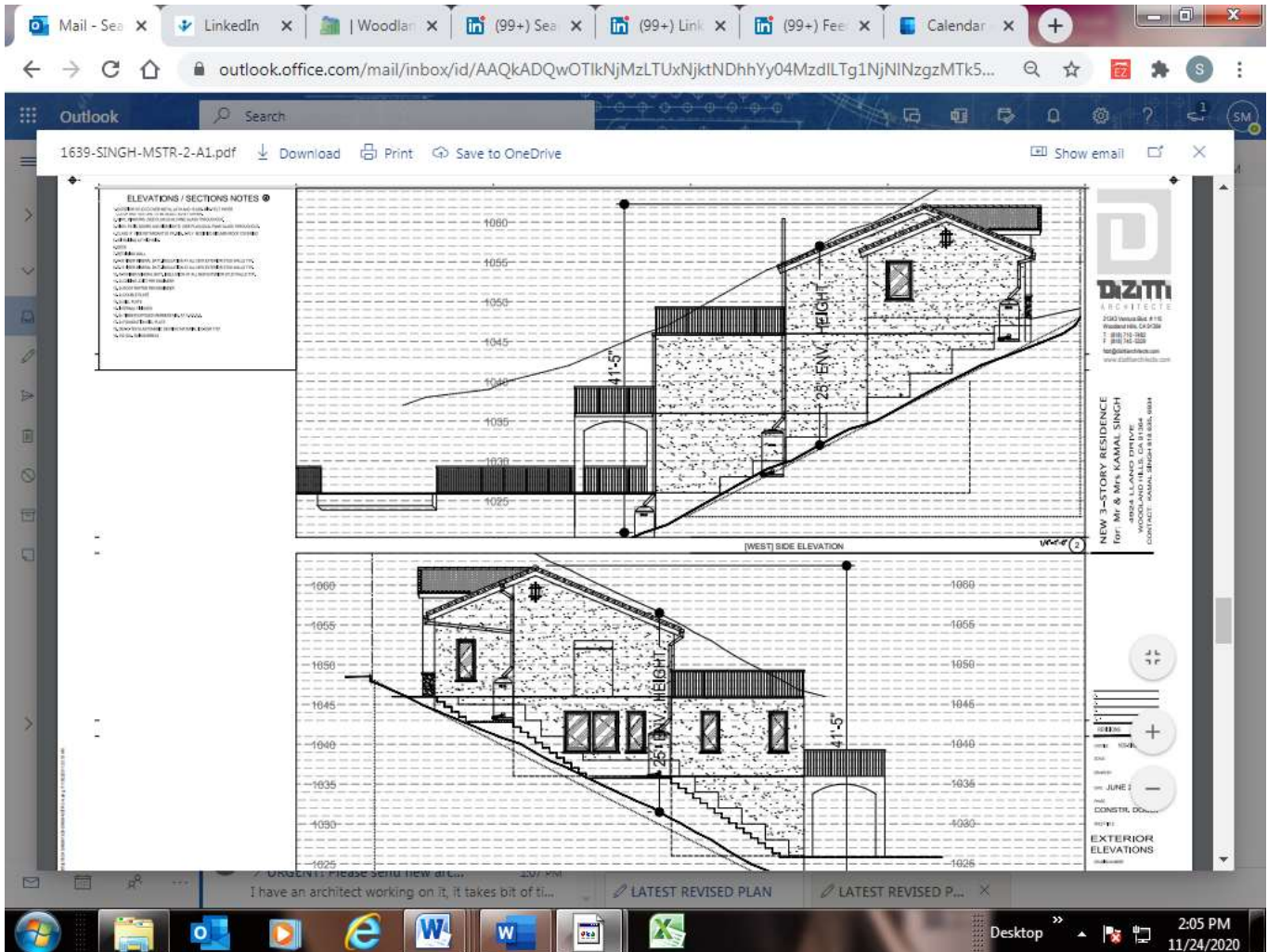
Location



LOCATION



ELEVATIONS



The screenshot displays a web browser window with an Outlook email client open to a PDF document titled "1639-SINGH-MSTR-2-A1.pdf". The PDF contains architectural drawings for a "NEW 3-STORY RESIDENCE" for Mr. & Mrs. Kamal Singh. The drawings include:

- ELEVATIONS / SECTIONS NOTES:** A list of notes on the left side of the drawing, including instructions for materials and finishes.
- (WEST) SIDE ELEVATION:** A detailed elevation drawing of the west side of the house, showing a gabled roof, a porch, and a staircase. Elevation markers on the left range from 1025 to 1080. A vertical dimension line indicates a height of 41'-5".
- EXTERIOR ELEVATIONS:** A drawing showing the exterior elevation of the house, including a porch and a staircase. Elevation markers on the right range from 1025 to 1060. A vertical dimension line indicates a height of 25'-0" (labeled as 25' ENV. HEIGHT).

The browser window shows several tabs, including "Mail - See", "LinkedIn", "Woodlan", and "Calendar". The system tray at the bottom indicates the time is 2:05 PM on 11/24/2020.

LANDSCAPING PLAN



Business Applied Water Allowance (BAMA)

Water: (30" x 542' x 200' + 40' x 140' x 542')

Area	AREA (sq. ft.)	ETAP	ETAP	ETAP	ETAP
1	101	100	101	101	101

Estimated Transpiration (Est ET_{TR})

ET_{TR} = 1000.00 GALS/HR

Water Allowance Table for Calculating ET_{TR}

Planting	Area	ET _{TR}	ET _{TR}	ET _{TR}	ET _{TR}	ET _{TR}	ET _{TR}
1 Trees	Low	5.0	5.0	5.0	5.0	5.0	5.0
2 Shrubs	Low	5.0	5.0	5.0	5.0	5.0	5.0
3 Trees	Low	5.0	5.0	5.0	5.0	5.0	5.0
4 Shrubs	Low	5.0	5.0	5.0	5.0	5.0	5.0
5 Trees	Low	5.0	5.0	5.0	5.0	5.0	5.0
6 Shrubs	Low	5.0	5.0	5.0	5.0	5.0	5.0
7 Shrubs (ET _{TR})	Low	5.0	5.0	5.0	5.0	5.0	5.0
8 Shrubs (ET _{TR})	Low	5.0	5.0	5.0	5.0	5.0	5.0
9 Trees	Low	5.0	5.0	5.0	5.0	5.0	5.0
10 Shrubs	Low	5.0	5.0	5.0	5.0	5.0	5.0
11 Shrubs	Low	5.0	5.0	5.0	5.0	5.0	5.0
12 Pool	High	1.0	1.0	1.0	1.0	1.0	1.0
Total							

ETAP CALCULATION

Category	Area	ET _{TR}	ET _{TR}
Total ET _{TR} Area	101	100	101
Total Area	101	100	101
Average ET _{TR}	101	100	101

Legend Percentage native plants: 100%

Botanical Name	Common Name	Qt.	Size	HT/DB	HT/DB	HT/DB	HT/DB
1. Artemisia 'Canyon Gray'	Canyon Gray Sagebrush	11	4.0' x 2.0'	10 years	Low	Yes	
2. Baccharis pilularis 'Pigeon Point'	Pigeon Point Bush	4	4.0' x 2.0'	10 years	Low	Yes	
3. Cercis occidentalis	Western Redbud	22	4.0' x 2.0'	10 years	Low	Yes	
4. Cercis occidentalis	Western Redbud	22	4.0' x 2.0'	10 years	Low	Yes	
5. R. Poissonii	Redbud	11	4.0' x 2.0'	10 years	Low	Yes	
6. Prunella virginiana	Blackberry	2	4.0' x 2.0'	10 years	Low	Yes	
7. Quercus agrifolia	Coast Live Oak	2	4.0' x 2.0'	10 years	Low	Yes	
8. Rubus idaeus	Raspberry	4	4.0' x 2.0'	10 years	Low	Yes	
9. Rubus idaeus	Raspberry	4	4.0' x 2.0'	10 years	Low	Yes	
10. Rubus idaeus	Raspberry	4	4.0' x 2.0'	10 years	Low	Yes	
11. Rubus idaeus	Raspberry	4	4.0' x 2.0'	10 years	Low	Yes	

Notes:

1. All plants are to be installed in accordance with the specifications of the California Native Plant Society (CNPS).

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REVISION LOG

NO.	DATE	DESCRIPTION

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 (PLUM) having held two hearings regarding a request for a project permit compliance review for the construction of a new approximately 4,461 SF single-family dwelling at 4924 N. Llano Drive, Woodland Hills, CA 91364. Two hearing were held on August 27th and November 19th of 2020. The following are the findings and recommendation of the PLUM committee.

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 responded to the PLUM committee request for additional architectural drawings that enhance the community, and

WHEREAS, the applicant has provided a rain barrel water capture plans in response to PLUM the committee's request; and

WHEREAS, the applicant has agreed to a landscape plan, especially screening the 10' retaining wall with species of plants listed on applicant's plans.

WHEREAS, the applicant has plans for a construction material staging and receiving area on his adjacent property and remediating the lot following construction; and

WHEREAS, the applicant has committed to providing a construction workers' parking plan; and

WHEREAS, the applicant has agreed to abide by and include all of the Mulholland Design Review Board requirements, and print MDRB requirements on applicant's project construction plans.

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. Further, the applicant and owner shall also include all recommendations made by the Mullholland Review Board on his construction plans.



Conditions Continued

3. The applicant and owner will not submit any significant changes, 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.

THEREFOR: Be it resolved that 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 recommendation to support the application presented to the WHWCNC Board on December (), 2020.

Motion: Sean McCarthy, Second:

Vote: Aye: Nay: Abstain: