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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 the construction of a new, two-story, 3,406 square foot single family residence with attached two car (1full size, 1 compact) enclosed garage. The site will also accommodate two additional compacts of uncovered off-street/on-site parking spaces on the bridge driveway. An additional standard space may fit on the northwest side of the home. Development of this parcel will incur 125 cubic yards of cut and may have to import additional fill material to compact 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.



Front (West) façade elevation showing added windows and revised entry



Previously submitted front rendering before revised expansion.

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%.

The previous PLUM presentations had centered on a smaller structure, but with a similar design to this new iteration. However, it was determined that the developer could build a slightly larger structure on the site and still meet all legal requirements of the Hillside Ordinance and the Girard Specific Plan. At the October 15, 2020 PLUM presentation the Developer chose to withdraw the submitted plans and schedule a new PLUM presentation with plans for an expanded and slightly redesigned structure.

The redesigned/expanded structure features an additional 256 SF of space and significant exterior changes as well as architectural additions and refinements to both the front and rear elevations of the structure as well as to the south façade including additional windows, a modified front entry, and changes to the rear balcony and staircase.



Updated rendering of rear (East) façade showing new balcony design and simplified window styling.

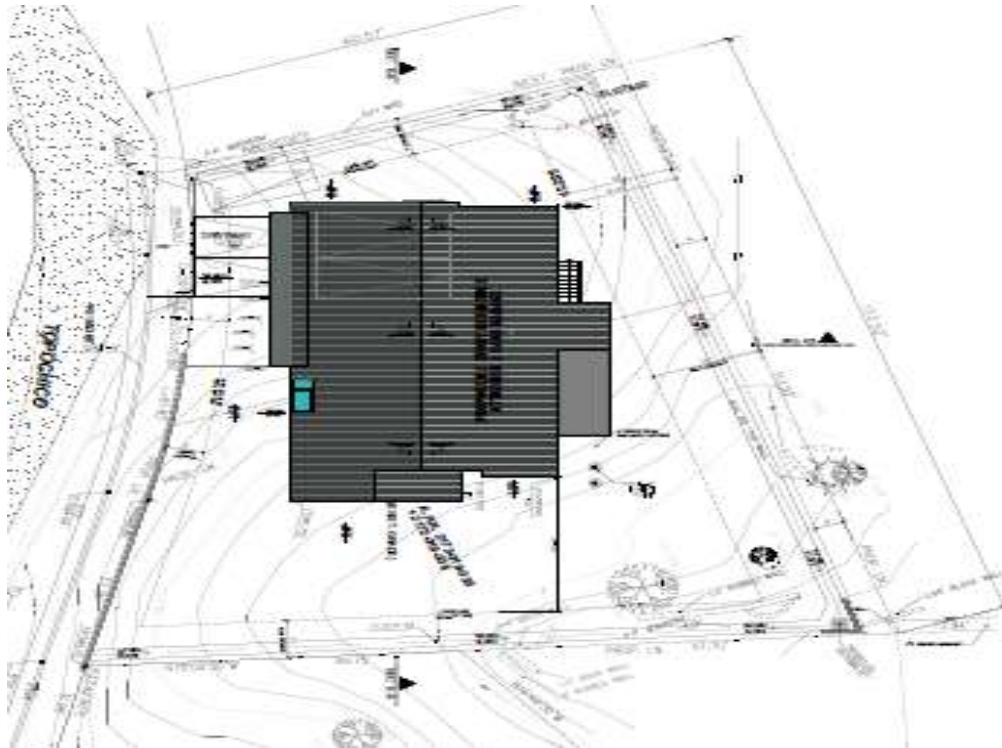


Previously submitted design for rear (East) façade showing wood material finishes and downspouts to water retention barrels.

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 2,987 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.

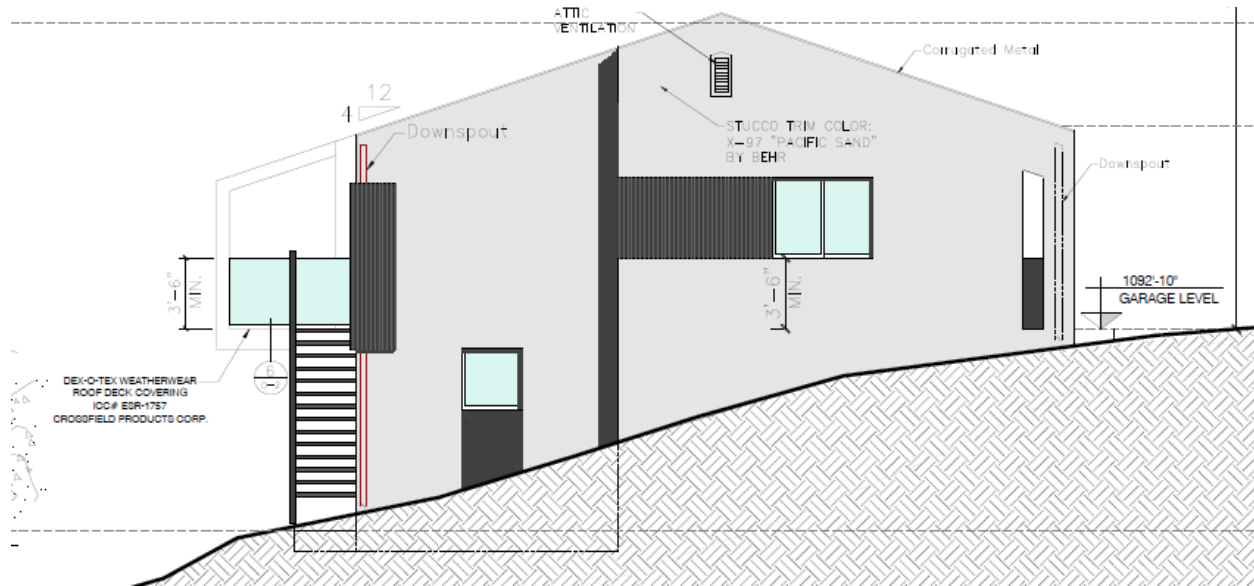


Site Plan for the proposed structure.

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

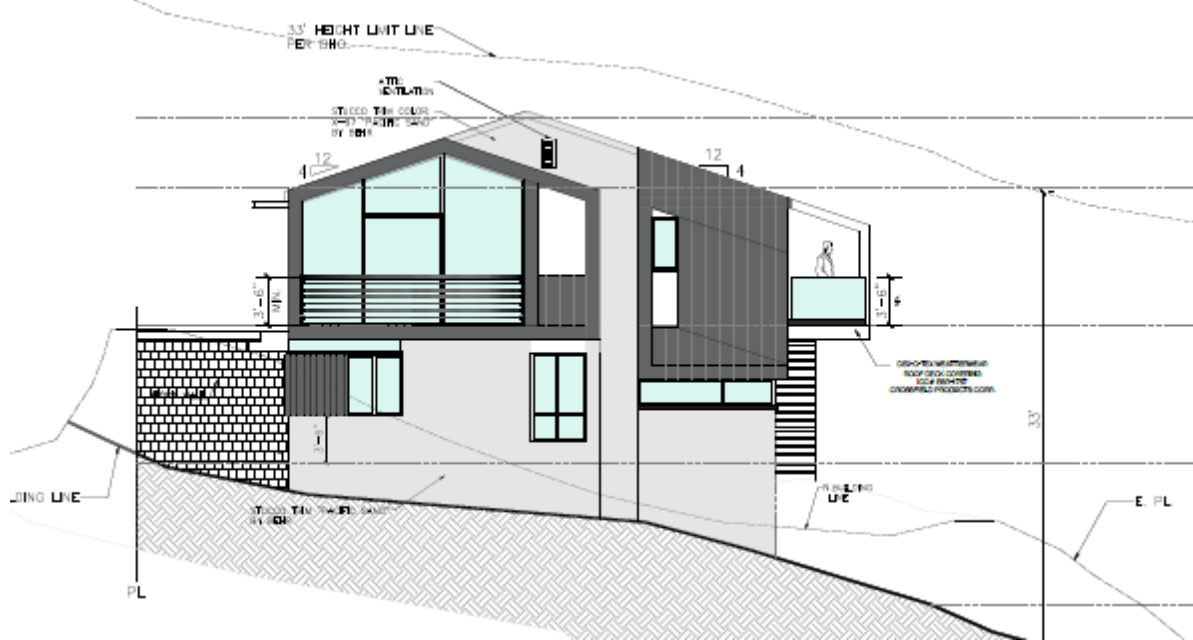
Architectural Design and Materials

The bulk of the newly expanded proposed 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. The originally proposed four (4) skylights in the center of the roof have been reduced to one (1) near a front entry atrium. 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.



North elevation showing second floor balcony with iron railings and glass, and decorative “wood” enhancements.

The exterior will primarily be gray colored stucco and will be accented with painted wood siding material in areas. In addition, ivory or sand colored stucco will accent exterior walls. The proposed roofing materials will be gray.



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



Rendering of the proposed South façade of the structure.

Landscaping and Tree Survey

A small berm or curb along Topochico that will help prevent mudslides during a storm. The landscaping plan features 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. Previous 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 this 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. A berm or curb will help channel street run-off towards street drains or empty space.

Analysis and Assessment

The project's updated design expands the size of the project but still conforms to all regulations, recommendations, guidelines and requirements of the Girard Tract Specific Plan, the Mulholland Scenic Parkway Specific Plan and the Baseline Hillside Ordinance. Reducing the 4 skylights to one simplifies the roof requirements. 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.

PLUM Motion

As pertaining to DIR-2019-4606—DRB-SPP-MSP for a 2-story, 3,406 SF single family residence with 2-car garage at 21075 Topochico Drive, Woodland Hills 91364, having held four (4) public meetings for the application for 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 a residence that 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;

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, 3,406 sq. ft. residence, which includes an attached 2-car garage and parking for two (2) 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) January 13, 2021 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 any 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.

BE IT RESOLVED that the Planning, Land Use and Mobility Committee recommends 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 resolution to SUPPORT the application with all listed conditions as presented to the WHWCNC Board on January 13, 2021.

Motion: Martin Lipkin
Second: Sean McCarthy

Vote: Aye: 6 Nay: 0 Abstain: 1

Additional documentation supplied by Applicant



Materials staging/storage and work crew parking plan



Low curb or berm to channel water away from site and prevent mud slides