



Planning, Land Use and Mobility Committee Report DIR 2020-882-DRB-SPP-MSP

(DIRector of Planning, Design Review Board, Specific-Plan Project Permit Compliance, Mulholland Specific Plan)



Western façade of the proposed residential structure overlooking Mulholland Scenic Parkway east of Topanga Canyon Blvd and west of Canoga Avenue. Landscaping is not true to plan.

PLUM Meetings: January 7, 2021 (Second presentation)
November 19, 2020 (First presentation)

Site Location: 4505 N. San Blas Avenue
Woodland Hills, CA 91364

Project: Application for Director's Determination of Project Permit Compliance for construction of a 3-story, 2,986 SF Single Family Residence in the Girard Tract and the outer core of the Mulholland Scenic Parkway Specific Plan.

Applicant/Representative: Katherine Omelchenko
5834 Etiwada Ave, Tarzana, CA 91356
(818) 427-1850 Komalch@hotmail.com

Case Manager: August Steurer, PLUM Committee Member

Front (Eastern) Façade at 4505 N. San Blas Avenue which runs in a North/South direction



Proposed San Blas Ave residential project is located on ridge top between Canoga and Mulholland



Overview of Site and Project

The project site is an 10,334.1 square-foot, vacant, down-sloped property located in the Girard Tract Specific Plan Area, is visible to and in the 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, a Landslide Zone, outside of a Flood Zone, and is in a Special Grading Area. San Blas Avenue slopes down to the southeast across the frontage. The hillside slopes down diagonally from the frontage.

Site Development

The project is the construction of a new, three-story, 2,986 square foot single family residence and attached 361 sq. ft. two-car enclosed garage. The site will also accommodate three (3) uncovered off-street/on-site parking spaces on top of the structure around the garage secured by a 5' high metal gate, planters and railing. Development of this parcel will require 467 cubic yards of cut and 5.5 cubic yards fill. The applicant previously received a project approval determination on December 29, 2006 for a previous proposal. On Appeal a modified determination by the South Valley Area Planning Commission was issued on June 19, 2007. New code requirements required a new design.



Aerial view of site at center of photo

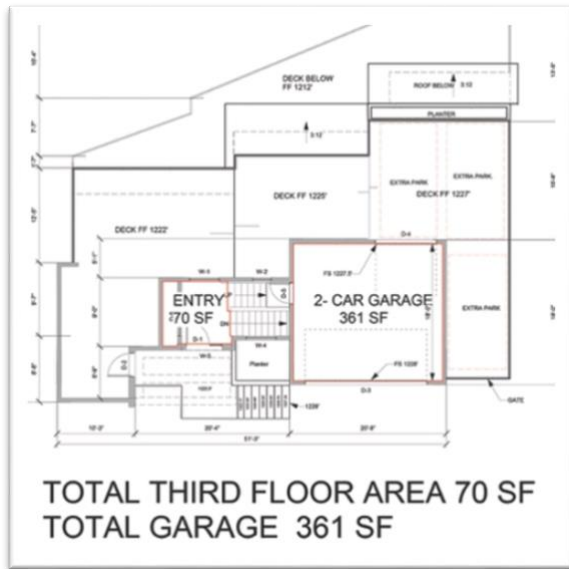


Street view of site which is at center of photo

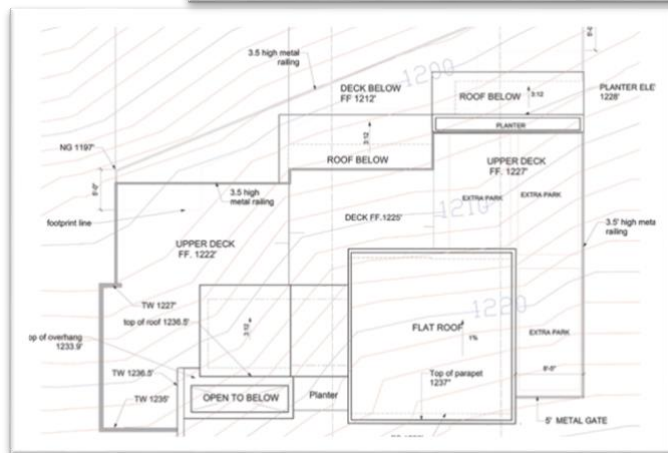
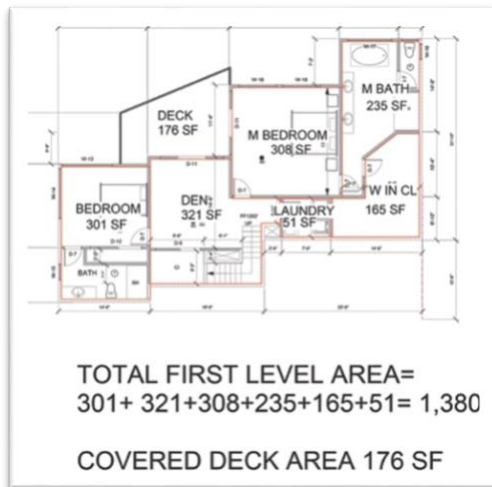
Structure Development



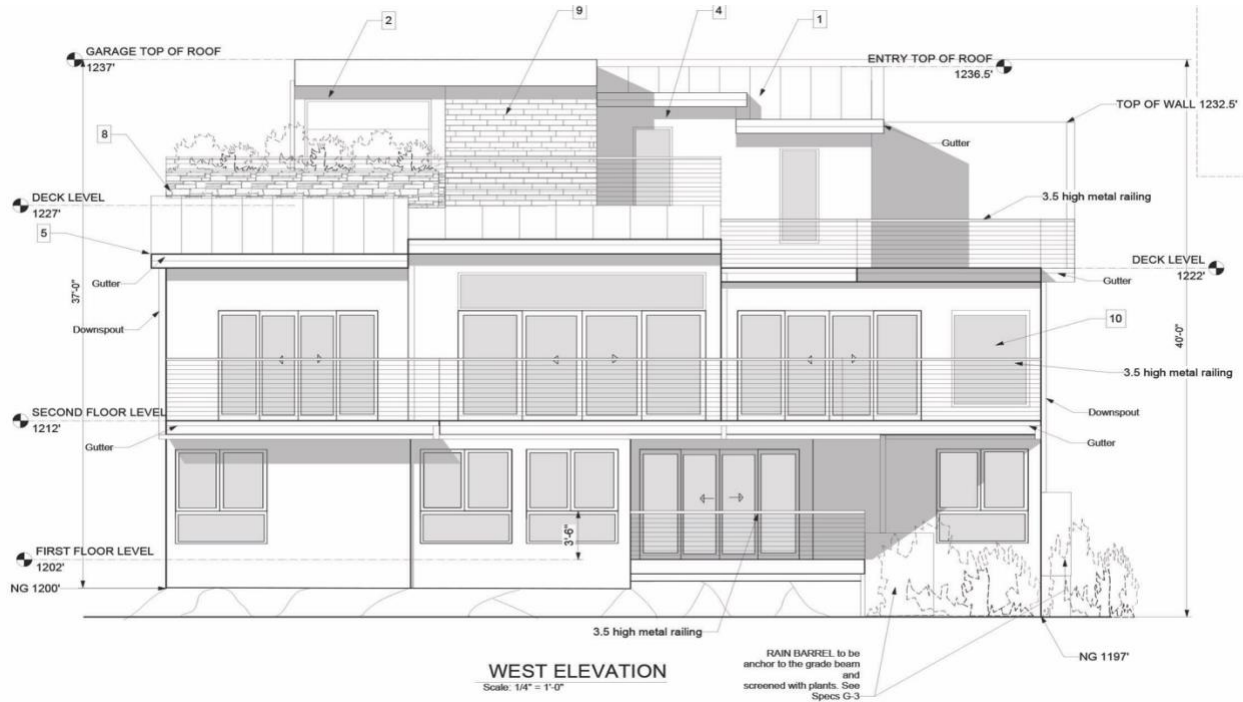
The maximum residential floor area as determined by the surveyor's report to Building and Safety is 3,317 s.f. The building is a 3-story structure, but the uppermost story is mostly rooftop with only an entryway, garage, and privacy wall fronting the street. The structure height varies between 37' and 40' above



finished grade at the flat roof. Due to the top floor being primarily rooftop decks, structural elements stay under the 25' envelope above natural grade according

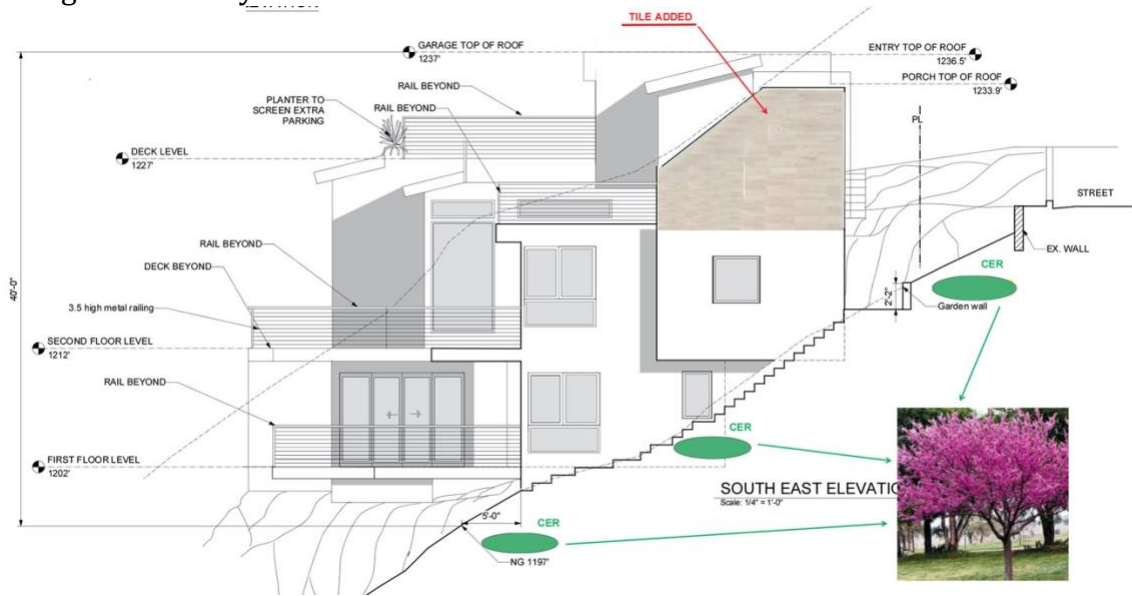


to the plans submitted. (see pgs 8 & 9)



The building meets the baseline Hillside Ordinance minimum required 5' front-yard setback along the right-of-way, and the minimum 7' north 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 south side-yard setback is 13'. The west backyard-setback is 77'4". The street was paved with gutters to less than full width and has retaining walls in the right-of-way needed to provide the parking lane. Looking at existing homes in the areas, a parking lane does not seem to be required on the project's side of the street to take it to full 40' width. The driveway is primarily in the right of way except for the 5' setback portion, presumably on grade or with partial compacted fill. Finished curbs exist

along the roadway.



Architectural Design and Materials

The residence footprint covers less than half of the site. It has a relatively low profile from the street. The bulk of the structure will face to the west (really southwest) on the downslope of the property, with a large portions of the bottom 2 floor's livable floor area built into the hillside.

There are no skylights planned. One exterior concrete staircase extends from street level down the sloping hillside of the 7' side yard, and the project indicates a single brass colored custom rail cable on balconies at the rear of the home.

A double-wide garage door with walnut colored wood panels represents less than half of the structure's front façade. There is an exterior lighting fixture in the front entry.

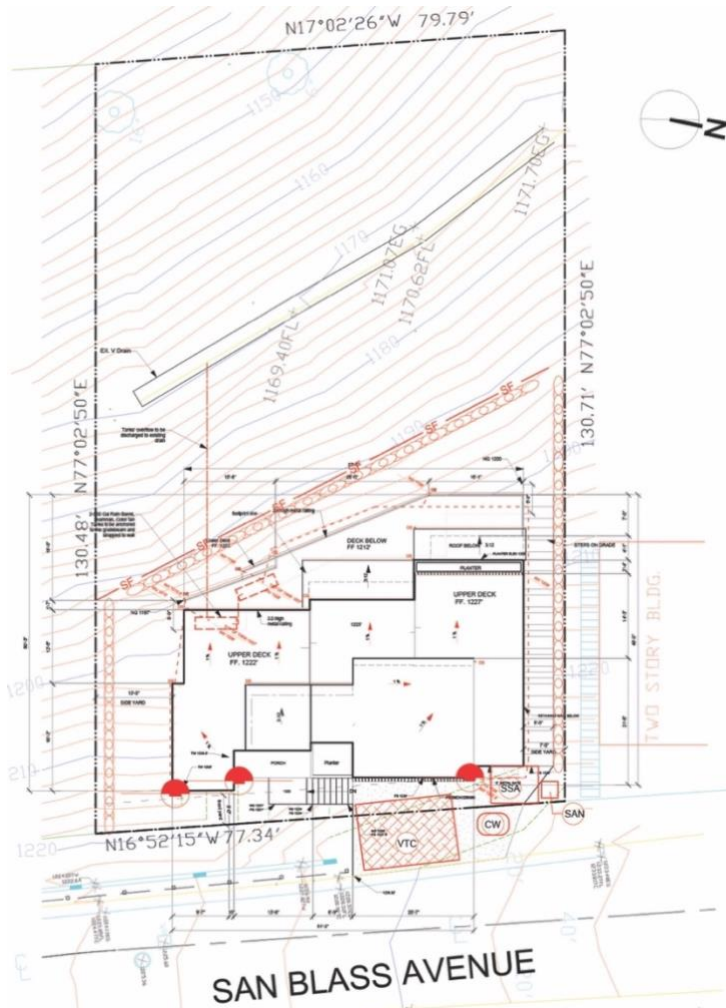
The bulk of the structure sits below street level, with some vertical walls below grade and other vertical walls extending above grade.

The exterior will be primarily “Silverado”, “Titanium” and “Coral Gable” colored stucco and will be accented with white porcelain wood finish panel siding on 3 sides of the top floor. In addition to the colored stucco and porcelain wood panels, the exterior wall adjacent to the garage will be covered in stone ledger. The white porcelain wood panels should give a more unified yet contrasting appearance with the walnut wood garage doors in front and back. Based on PLUM Committee recommendations the white wood porcelain tiles will be wrapped around to the south façade.

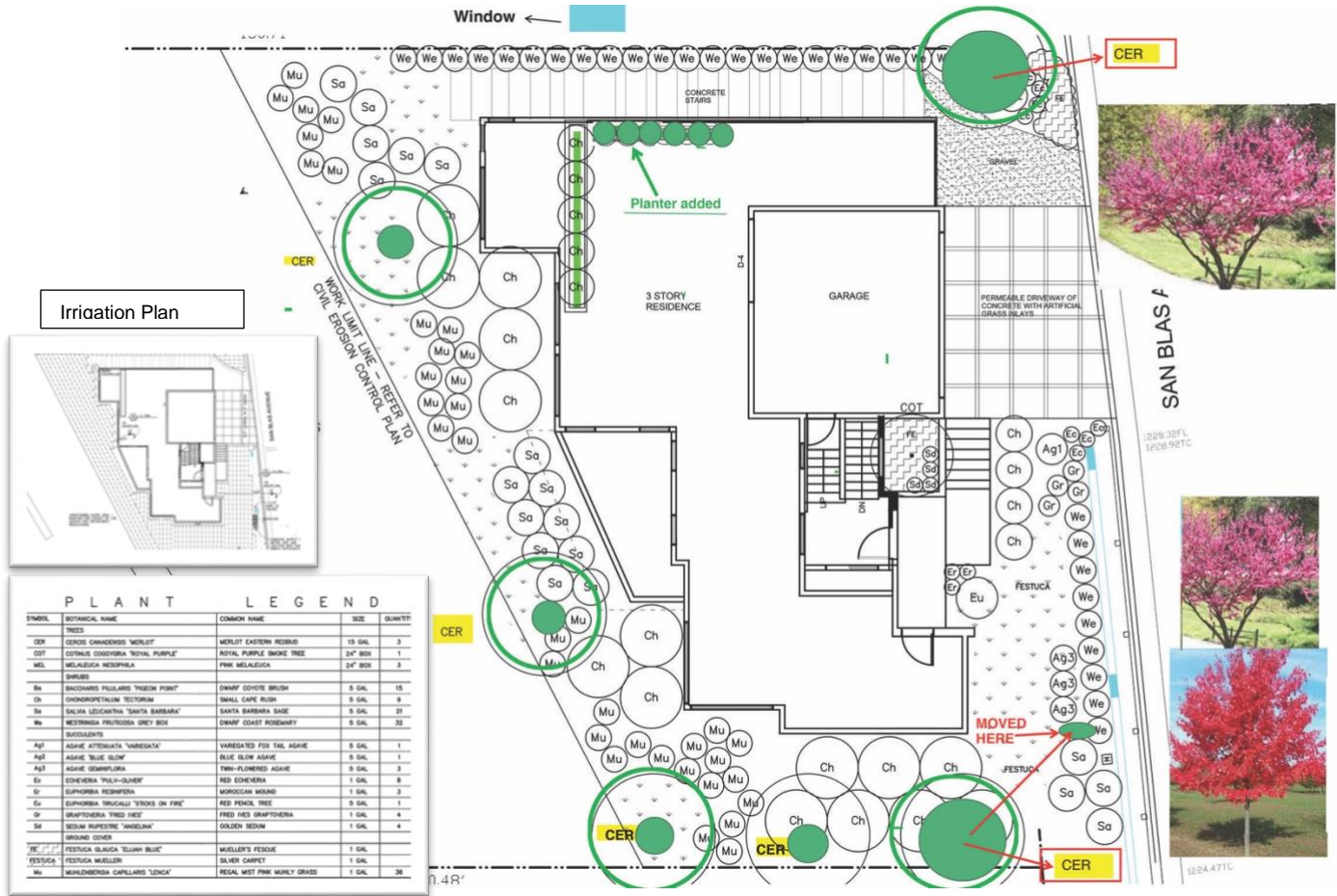
Site and Building Drainage

The illustration to the left indicates downspouts from roof barrels. Run-off and drainage from the building will be handled by downspouts and a French drain that direct rainfall into 530- and 850- gallon subsurface rain barrels anchored to a grade beam on the site. Overflow is directed to an existing diversion channel lower on the property. Permeable

hillside coverings and planting on the top portion of the property will allow for even hillside absorption without resulting in major water run-off onto neighboring properties



below. Rain barrels will be partially submerged into the ground, screened with plants on all sides.



Landscape Plan

Landscaping and Tree Survey

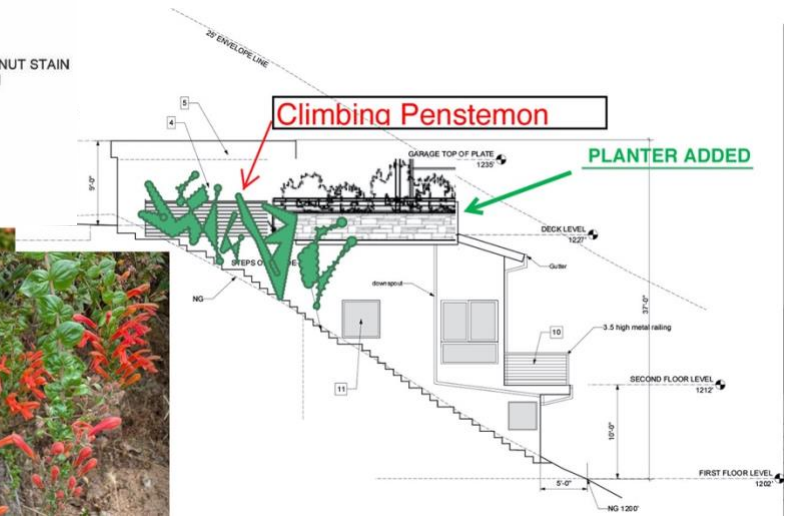
There are no protected trees on the property. The landscaping plan features 6 Merlot Eastern Redbud trees (Locations shown above), 1 Royal Purple Smoke tree, and 3 Pink Melaleuca trees, 25 succulents and approximately 77 shrubs plus multiple groundcover grasses. The only hardscape indicated is a front entry walkway to the garage/driveway and side yard steps. The driveway is permeable consisting of fake grass in between concrete panels. The rooftop side-pair of off-street parking is accessed via gravel surface.

The lower hillside will maintain naturally occurring vegetation per City and County Fire Department regulation.

At the recommendation of the PLUM Committee, Climbing Penstemon has been added to the project of the north façade to mitigate the large expanse of blank wall facing the adjacent neighbor along with additional planters next to the rooftop parking.

ELEVATION NOTES

- 1- PETERSEN PAD-CLAD METAL ROOF, BURNISHED SLATE COLOR.
- 2- WOOD GARAGE DOOR, ZIEGLER, MODEL GDWMD26, COLOR WALNUT STAIN
- 3- CUSTOM MADE WOOD ENTRANCE DOOR, COLOR WALNUT STAIN
- 4- LA HABRA STUCCO FINISH, COLOR SILVERADO X-20
- 5 LA HABRA STUCCO FINISH, COLOR CORAL GABLE 81582
- 6- LA HABRA STUCCO FINISH, COLOR TITANIUM P 1661
- 7 ALUMINUM EXTERIOR LIGHT, DOWNLIGHT, LED, COLOR BLACK
- 8- STONE LEDGER, ROCK RIDGE BIANCO MIKASSO.
- 9- ACCENT TILE, MONTEGO WHITE WOOD PLANK PORCELAIN TILE
- 10- CUSTOM MADE METAL RAILING, FINISH COLOR BRONZE
- 11- VINYL MILGARD WINDOWS, FINISH COLOR EXPRESSO

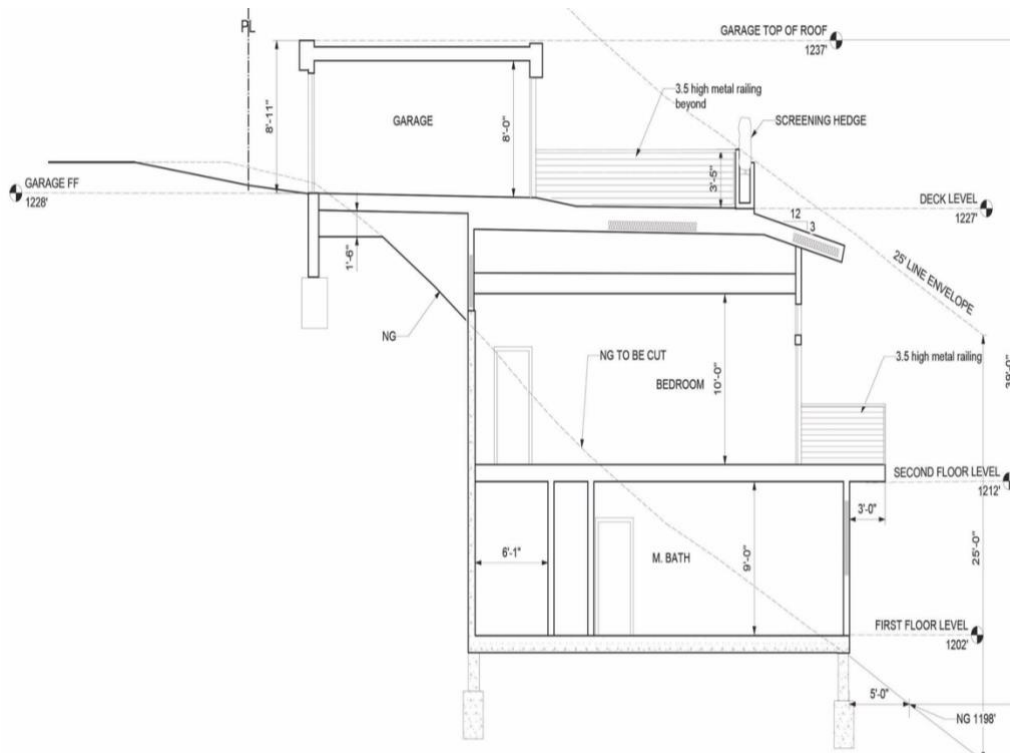


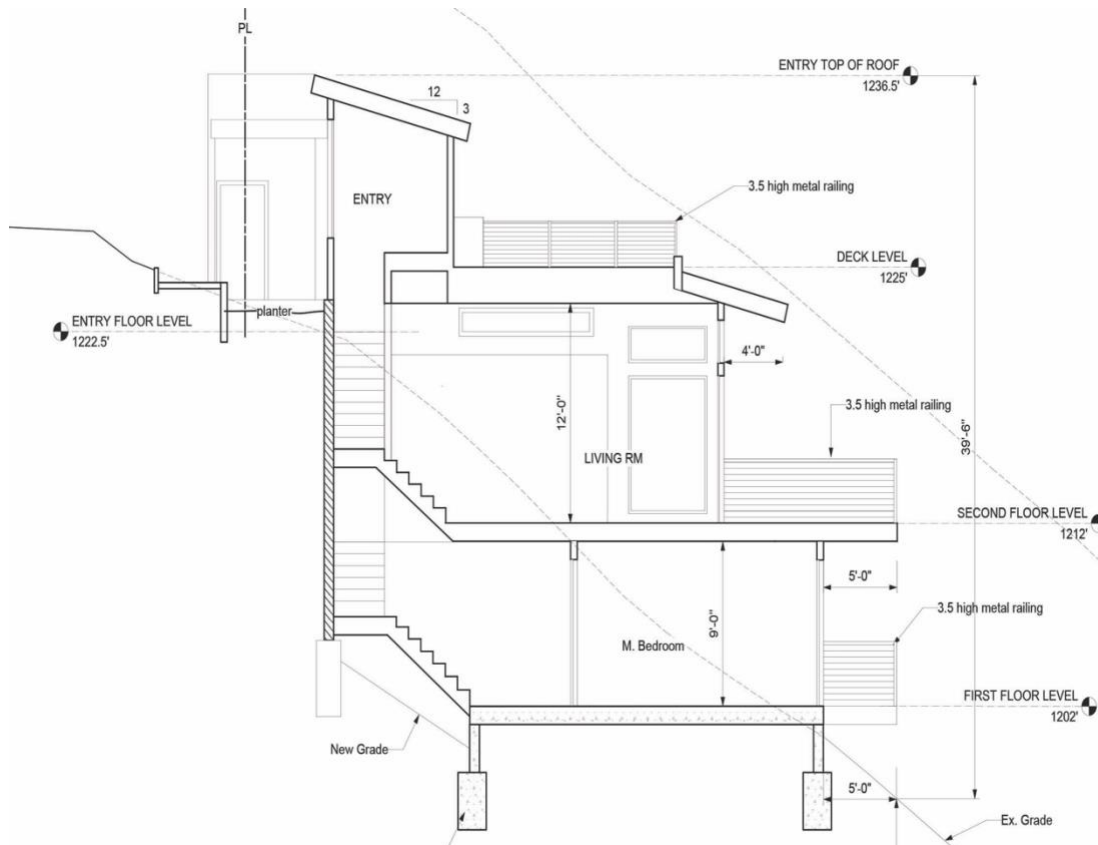
North side façade of the proposed residential structure.

Analysis and Assessment

The project’s 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. Submitted plans designate positions for concrete washout, temporary sanitation facility, along with equipment and material storage.

Structure cross-section through garage showing 25’ height envelop compliance.





Structure cross-section through Entry showing 25' height envelope compliance

Street parking is allowed on the opposite side of San Blas Avenue, but prohibited on the project side. Crew car-pool vehicles or shuttles should be limited to not negatively impact neighborhood parking. There are 3 uncovered on-site rooftop parking spaces in addition to the 2 in the garage. One rooftop parking space is accessed via a second garage door at the back wall of the garage. The other 2 tandem rooftop spaces are accessed from the street via permeable gravel through a street facing gate.

Approved PLUM Motion

As pertaining to DIR-2020-882—DRB-SPP-MSP for a 3-story, 2986 Sq.Ft. single-family residence at 4505 San Blas Avenue, Woodland Hills 91364, having held one (2) public PLUM virtual teleconference meetings for the application filed by the property applicant Katherine Omelchenko, 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 recommends, for the findings and conditions stated herein, that the submitted application submitted by the applicant, Katherine Omelchenko, for the new construction of a three-story, 2,986 sq. ft. residence, which includes an attached 361 sq. ft. 2-car garage and parking for three (3) additional vehicles on a driveway over fill and gravel, 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 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. 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. All equipment remaining on-site shall be stored in the on-site parking area.
5. The Applicant shall submit a qualified transportation plan to City Planning and the Department of Building & Safety that will provide for transportation of crew and materials and will limit the number of construction crew vehicles to a minimum such that the project does not limit neighborhood parking.
6. The Project will have sufficient planted planters and railing along the north edge of the rooftop parking to secure or prevent drive-off and hide automobiles.

FURTHERMORE, 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 this supporting resolution for the application presented to the WHWCNC Board on February 10, 2021.

Motion: August Steurer

Second: Sean McCarthy

Vote: Ayes: 6 Nays: 0 Abstentions: 0 Ineligible: 1