



Planning, Land Use and Mobility Committee Case Report

PLUM Meetings: November 18, 2021

Case Nos: DIR-2021-6097-DRB-SPP
ENV-2021-6098

Site Location: 4343 N. Divina St., Woodland Hills, 91364

Project: The applicant is proposing to construct a new 2 story SFD, with attached two car garage on two down slope vacant lots in the outer Mulholland corridor.

Applicant/Owner: Lori Binyamin
6342 Bovey Ave.
Tarzana, CA 91335
Phone: 818-213-9418
E-Mail: liorbinyamin@gmail.com

Applicant's Representative: Jian Kerendian
Architects Group
1756 Barry Ave.
Los Angeles, CA 90025
Phone: 310-920-2626
E-Mail: jjank26@yahoo.com

City Planner: Olga Ayala
Phone: 818-374-5042
E-Mail: e.olga.ayala@lacity.org

Submitted By: Henry Rice, WHWCNC PLUM Case Leader

PROJECT DESCRIPTION

The project is located on two R1-1 zoned down slope lots with total lot area of 5,486.9 sqft. on Divina St. in the outer Mulholland corridor. The applicant is proposing to construct a new 1,889 sqft. 2 story SFD residence, with an attached two car garage on the property.



Site Location of 4343 Divina Street

Divina Street is unpaved with a 40ft. right of way in front of the proposed building site. The slope of the building site is approximately 40% sloping down from the street. The total width of the 2 lots is 71'6" wide and varies from 66' to 96' deep. A soils report has been requested to determine the stability of the site. It is currently in review for approval. The site is surrounded by vacant lots on both sides along the street and directly across the street. The only tree on the property is an approximately 50 ft. tall California pepper tree



Subject lot to be developed

located in the front setback on the westerly side of the property. Additional drought tolerant native plant landscaping will be added as part of the project development. Permeable pavers for natural infiltration and barrels will be used for storm water management.



Plot Plan for 4343 Divina Street



Proposed 2 Story House at 4343 Divina Street

A visibility study was conducted by a surveying firm that determined that the project development will not be visible from Mulholland Drive, thus a view shed analysis is not required. The proposed building lot coverage will be 16%. The floor area ratio (FAR) will be 34 %.

The total hardscape (impermeable surfaces) will be 130 sqft. and total lot coverage will be 18%. The lower floor of the proposed structure will be imbedded into the hill on almost three sides. The overall building height will be 33 ft.

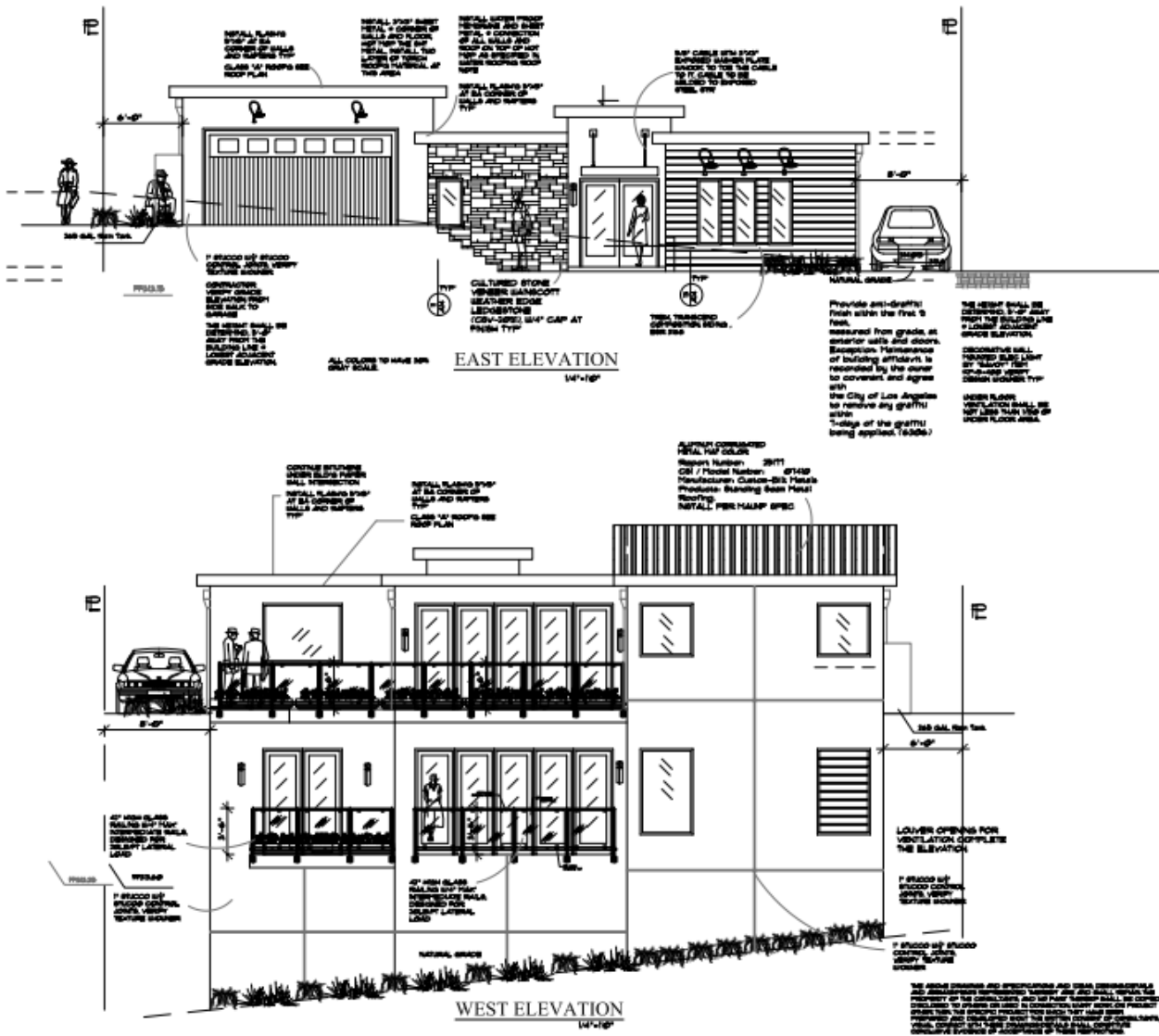
The side yard setback will be 7 ft. on both sides of the building and the front yard setback will be 5 ft.

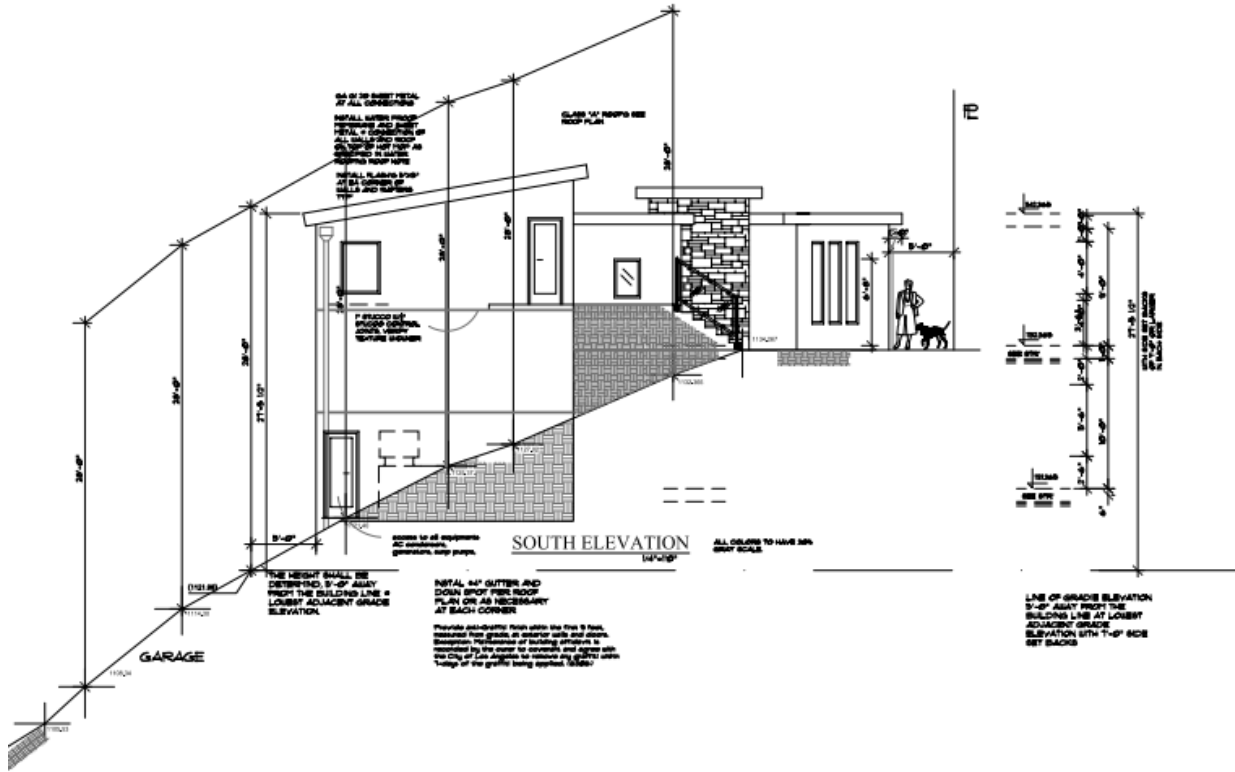
Grading for the construction within the hillside will result in cut and fill of 181 cubic yards. No export of soil from the site will be required. Retaining walls will surround the lower portion of the property to prevent soil displacement.

The applicant proposes to pave the street in front of the property in lieu of requesting a Zoning Administrator Determination for a variance.

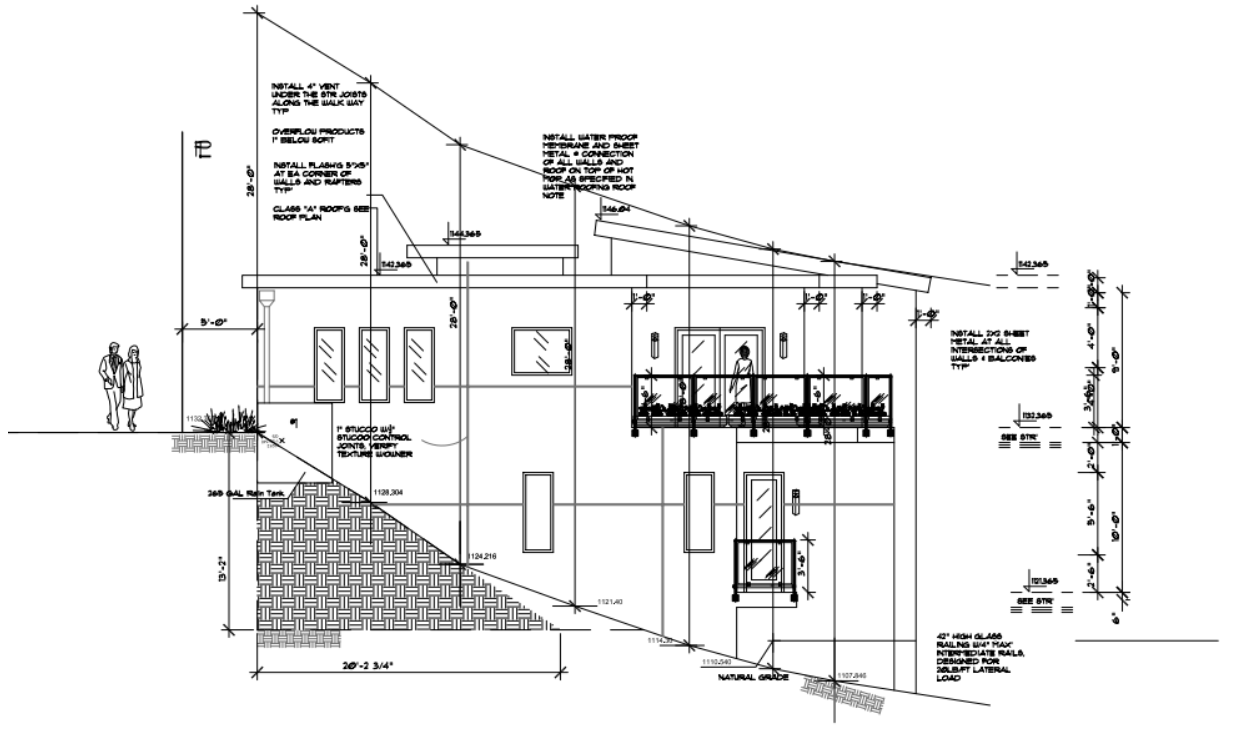
The applicant proposes to store building materials and construction equipment on site during the construction process.

The closest fire hydrant is approximately 450 ft. away from the site at the intersection of Divina St., Camello Rd., and Alhama Drive

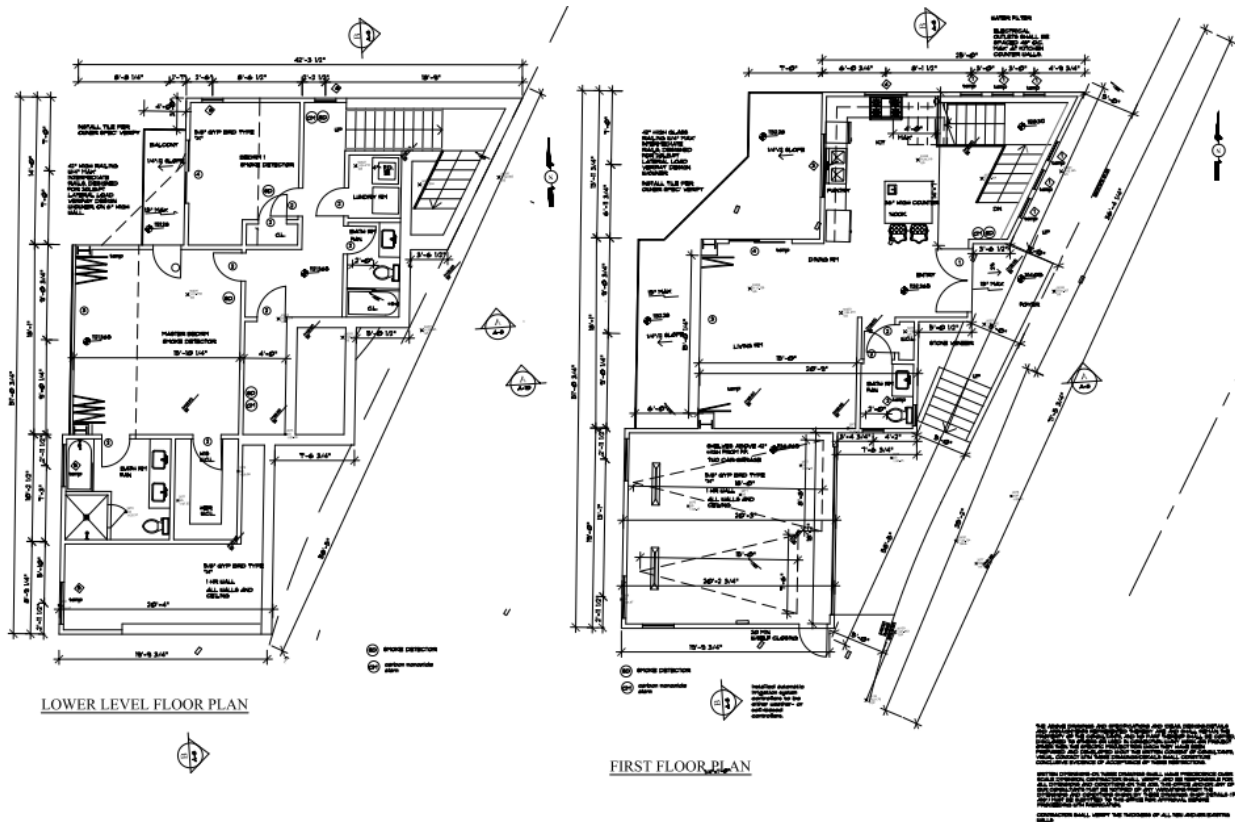




SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



Floor Plans for 4343 Divina Street

OVERVIEW AND ANALYSIS

The applicant is proposing to construct a 2 story single family dwelling with two car attached garage on two R1-1 zoned down sloping lots fronting on an unpaved street in the outer corridor of the Mulholland Scenic Parkway.

In addition to compliance with the requirements of the Los Angeles Municipal Code, the characteristics of the project are subject to the requirements of the following:

- Baseline Hillside Ordinance
- Girard Tract Specific Plan
- Mulholland Scenic Parkway Specific Plan (Outer Corridor)

A visibility study conducted by a surveying and engineering firm concluded that the project development will not be visible from Mulholland Drive, thus a view shed analysis is not required. Grading for the construction will result in cut and fill of 181 cubic yards with no export of soil from the site. The lower floor of the proposed house will be mostly imbedded

into the hill on three sides. The applicant is not seeking any variances and proposes to pave the street in front of the property in lieu of requesting a Zoning Administrators Determination for a variance.

The overall design of the project will follow a contemporary modern style, the façade will be combination of smooth stucco and corrugated metal with hanging rain canopy on top of the door and glass entry door and decorative lights. The roof deck will be covered with modern soft gray color porcelain tile, the livable percentage will be at 34% and hardscape at 22%. The building height will be 33 ft. The building total lot coverage will be 16% and floor area ratio (FAR) will be 34%.
The overall square footage of the house is compatible with the neighborhood.

The landscaping consists of drought tolerant native planting material. There are no protected trees on the property. The one tree at the front setback will be preserved. Barrels will be used for the LID mitigation runoff storm water management. Permeable pavers will be used for natural infiltration system treatment.

PROPOSED PLUM MOTION

As pertaining to *Case DIR-2021-6097-DRB-SPP*, having held 1 public teleconference PLUM meeting for the application for compliance review, at 4343 Divina Street, Woodland Hills, for construction of a 2 story single family residence, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, a surveying and engineering firm study concluded the proposed project development will not be visible from Mulholland Drive; and,

WHEREAS, a soils study has been performed, and is pending approval, to confirm the stability of the property; and,

WHEREAS, the applicant is not requesting any variances and has agreed to pave the street in front of the property in lieu of requesting a Zoning Administrator Determination for a variance; and,

WHEREAS, the building height of 33 ft., the lot coverage of 16%, and the FAR of 34% are well within the requirements; and,

WHEREAS, there are no protected trees on the property and the one tree that currently is present will be preserved; and,

WHEREAS, the applicant proposes to store building materials and construction equipment on the site during construction; and,

WHEREAS, the overall square footage of the proposed house is compatible with the neighborhood, and;

WHEREAS, the applicant proposes to use barrels to capture storm water runoff from the building to prevent excessive water flowing down slope and potentially on to other properties below

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the submitted application for construction of a 2 story single family dwelling at 4343 Divina Street receive the **support** of the Board of the Woodland Hills-Warner Center Neighborhood Council contingent upon the following conditions:

Conditions:

1. The applicant shall satisfactorily resolve all issues identified at the October 20 Mulholland Design Review Board (DRB) review.
2. Street paving and improvements shall be done in compliance with City of Los Angeles Bureau of Engineering standards.
3. The applicant shall obtain an approved soils report.
4. All plans presented on December 8, 2021 at the Board Meeting of Woodland Hills-Warner Center Neighborhood Council shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
5. The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
6. Additionally, all conditions herein shall be printed on one of the Project Summary pages as commitment to and acceptance of these conditions

Furthermore, the Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent **supporting** recommendation for this application as presented on December 8, 2021.

Motion: Henry Rice

Second:

Vote: Aye Nay Abstain