

## Planning, Land Use and Mobility Committee



### Case Report:

**New Single-Family Residence, street widening and replacement of the 12-foot-wide unimproved road with a 20 foot paved street, and 5-foot setbacks.**

**ZA-2021-8126-ZAD-ZAA; ENV-2021-8127-CE**

**21055 Topochico Drive. Woodland Hills, CA 91364**

### Prior PLUM Hearings:

June 1, 2017 (Courtesy Presentation)

July 6, 2017 (First presentation)

July 20, 2017 (Second presentation)

Site Location: 21055 Topochico Drive. Woodland Hills, CA 91364

### Project, Approved 2017:

Application for a Permit for construction of a New Single-Family Residence and attached two-car garage. The project is located within Mulholland Scenic (Outer Corridor) area and Girard Track Specific Plan Area. This application is regarding the widening of the existing 12' wide unpaved street to be widened to 20 ft. and connect at the next nearest intersection. The Applicant seeks a waiver from the requirement.

### Applicant:

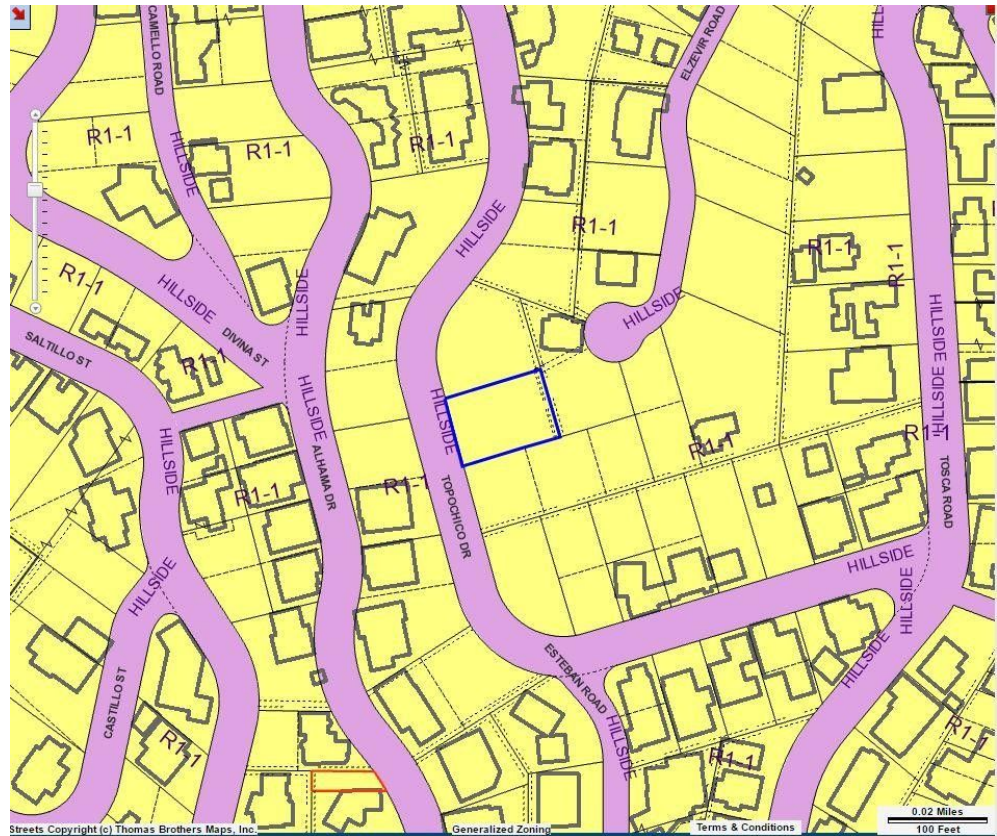
Ryan Chun, FORE Architects (Jeon & ChunDevelopment, LLC)

Ad-hoc Committee: Lauren Coffman, PLUM Committee Member

### Overview of Site and Project

The project site is a 7, 069.9 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. The property had a landslide condition which was corrected by the previous owner and inspected and approved by the Los Angeles Department of Building and Safety. The current approved Soils Report states that after performing various slope stability analysis, the site issuitable for the project as planned.



### **Site Development**

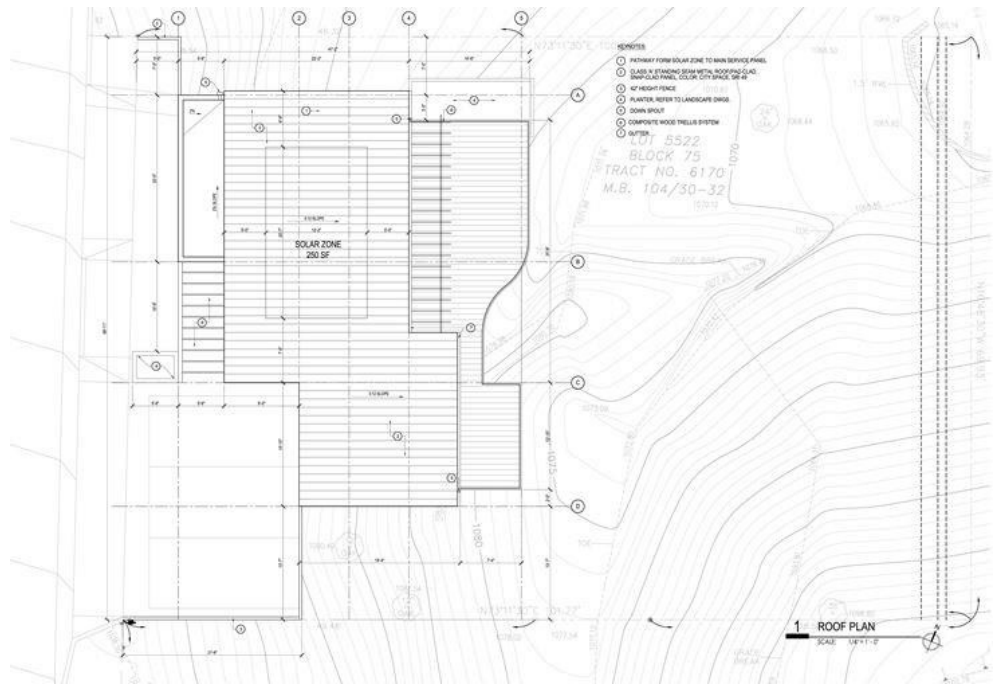
The project is construction of a new, three story, 2,795 square foot single family residence and attached 451 sq. ft. two car enclosed garage. The site will also accommodate 3 uncovered off street/onsite parking spaces. Development of this parcel will incur 130 cubic yards of cut and 130 cubic yards of fill, which is within the allowable grading amounts, as per the Mulholland Scenic Parkway Specific Plan. Four oak trees will be cut down, and sixteen new oak trees will be planted.

### **Structure Development**

As per the Hillside Ordinance, the allowable lot coverage is 40% of the 7,070 sq. ft. lot. The structure complies with this maximum allowable quantity, with a project lot coverage of 36.8%. The building meets the baseline Hillside Ordinance minimum required 5' front yard setback along the substandard street, and the minimum 7' sideyard setback required for buildings over 18' in height (1' added to sideyard requirement of 5' minimum for each increment of 10' above the first 18' in building 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 shed style roof and 28' at the flat roof, which complies with the Baseline Hillside Ordinance.

Maximum Residential Floor Area (RFA) allowed for this site as per the required Slope Analysis Map, excluding the garage, is 2,376 sq. ft. The Applicant has increased the allowable RFA by 475.2 sq. ft., or 20% of the allowable RFA, by use of a Front Façade Stepback Option. The Proposed RFA is 2,795 sq. ft., excluding the 451 sq. ft. garage.



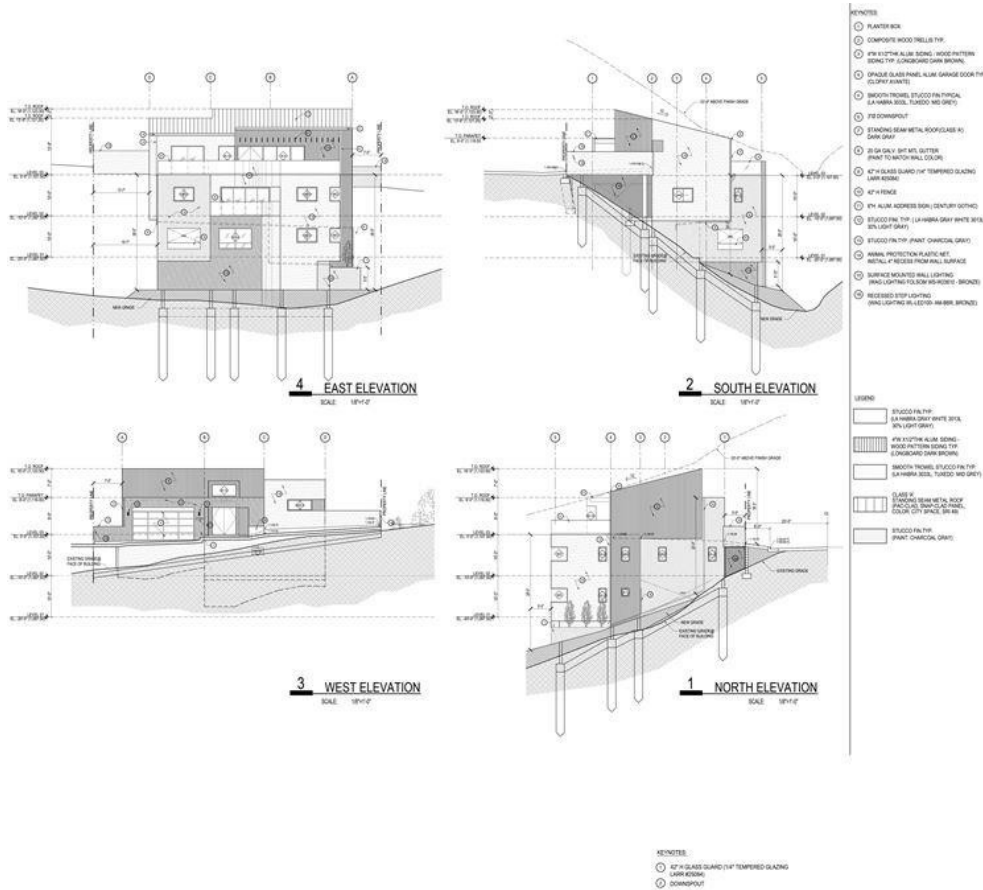
**Architectural Design and Materials**

As per the architect’s narrative:

The main design concept is that of a dynamic mass which flows naturally along the topo lines of the site, while in contrast with a static mass. Openings are designed in such a way to take advantage of outdoor viewing but also as a balanced composition of the exterior elevations.

The residence is contemporary in massing and exterior materials. The structure mostly sits above the existing grade, with some vertical walls meeting grade and some vertical walls hovering above grade. From the side elevations, there are views where the building bridges and reveals the existing downhill slope. Most of the structure is enclosed by a standing seam metal shed style roof (class A fire rating), while part of the massing is enclosed by a flat roof / deck (at the backyard elevation). Building cladding includes smooth troweled stucco and vertical plank 1 x 4 hardwood siding. Railings at the East Elevation (Back yard) are glass and stucco. The garage door is frosted glass and aluminum.





**Site and Building Drainage**

As per the South Elevation and the North Elevation, roof and deck drainage is provided by downspouts and gutters which terminate at grade (south elev.) and at planter boxes (north elev.). The driveway slopes away from the building garage and front door entry, towards the street.

**Analysis and Assessment**

The project as designed appears to meet the recommendations, guidelines and requirements of the Girard Tract Specific Plan, the Mulholland Scenic Parkway Specific Plan and the Baseline Hillside Ordinance. The structure is compatible in scale with the other residences along the street and is sited unobtrusively with respect to adjacent and downslope neighbors.

**Prior PLUM Motion**

As pertaining to Case ZA-2021-8126-ZAD-ZAA; ENV-2021-8127-CE, having held two public meetings for the application filed by Jeon & Chun Development, LLC, to build a 3-story 2,847 square foot residence, an enclosed 451 sq. ft. two car garage and three onsite, uncovered parking spaces located at 21055 Topochico Drive, in the Girard Tract, Woodland Hills, CA 91364 the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and submitted a proposed single-family residence project that substantially complies with the applicable regulations, findings, standards, and provisions of the Girard Tract Specific Plan, the Mulholland Scenic Parkway Specific Plan and the Baseline Hillside Ordinance; and

WHEREAS, the project is requesting a Residential Floor Area increase of 20% by compliance with a Front Façade Stepback Option; and

WHEREAS, the project has revised the garage door to be opaque glass; and

WHEREAS, the building wood siding stain color and the stucco colors have been revised to be compatible with colors found in the Santa Monica Mountains landscape, as suggested by the color wheel in the Mulholland Scenic Parkway Guidelines and represented in three revised color renderings; and

WHEREAS, the exterior lighting specified and submitted in product manufacturer cut sheet format will provide shaded, non-obtrusive, glare-free path lighting; and

WHEREAS, a specification for an animal barrier to prevent animals from living in the spaces under the building has been submitted in manufacturer product cut sheet format and represented in the elevations and is acceptable to PLUM; and

WHEREAS, a specification for glass and aluminum guard rails has been submitted in manufacturer product cut sheet format and is represented in the colored renderings and is acceptable to PLUM;

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 and plans by Jeon & Chun Development, for the proposed project at 21055 Topochico Drive, Woodland Hills, CA 91364., receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

#### **Conditions**

- 1.) All plans presented on August 9, 2017 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) 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 one of the Project Summary pages as a commitment to and acceptance of these conditions.

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 to approve this application as presented on **July 20, 2017**.

Motion: Lauren Coffman Second: Don Patterson

Vote: Aye 9 Nay 0 Abstain 0 Recused 0

#### **Proposed Plum Motion, December 2, 2021**

As pertains to Case ZA-2021-8126-ZAD-ZAA; ENV-2021-8127-CE, having held 3 public meetings for the application filed by Jeon & Chun Development, LLC, to build a 3-story **2,847** square foot residence, an enclosed 451 sq. ft. two-car garage and three onsite, uncovered parking spaces located at 21055 Topochico Drive, in the Girard Tract, Woodland Hills, CA 91364 the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and submitted a proposed single-family residence project that substantially complies with the applicable regulations, findings, standards, and provisions of the Girard Tract Specific Plan, the Mulholland Scenic Parkway Specific Plan, and the Baseline Hillside Ordinance; and

WHEREAS, the project is requesting relief from LAMC 12.21.C10(a)(2) and (13) 2, which require Front and Side yard setback minimums. The Applicant seeks relief to allow a five (5) foot front yard setback for a parking garage and five (5) foot side yard setback at the carport for a guard to provide fall protection, allow 0-foot front yard setback for three (3) foot subterranean retaining wall, and

WHEREAS, the Applicant seeks the Zoning Administrator exercise their discretion per the LAMC, when in his or her judgment, the requested setbacks are, “similar to and no more objectionable to the public welfare than those listed;” and

WHEREAS, the Applicant seeks relief from LAMC 12.21.C.10(i)(3), which requires that the owner of a new single-family dwelling shall improve the street to a minimum of 20-foot wide continuous paved roadway from the driveway apron that provides access from the residence to Mulholland Drive. The Applicant seeks a variance due to practical difficulties of removing all existing utility services at the neighboring property to Mulholland Drive and therefore receives approval by a Zoning Administrator under Section [12.24](#) X.28. of this Code.

**THEREFORE, BE IT RESOLVED THAT,**

The Woodland Hills Warner Center Neighborhood Council, PLUM committee SUPPORT the application for the requested relief from;

- LAMC Sections LAMC 12.21.C10(a)(2) and (13) 2, which requires Front and Side yard setback minimums, and
- LAMC 12.21.C.10(i)(3), which requires owner of a new single-family dwelling on a Lot shall improve the street to a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to Mulholland Drive, and

FURTHER, that the Planning, Land Use, and Mobility Committee, for the findings and conditions stated above, finds that the submitted request receives the **SUPPORT** of the Board of the Woodland Hills-Warner Center Neighborhood Council.

**(ADD SPECIFIC CONDITIONS)**

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 SUPPORT recommendation for this application as presented on December 2, 2021.

That the Motion be presented to the full board of the Woodland Hills Warner Center Neighborhood Council at the next meeting for ratification and make a recommendation to the Planning Director for a determination in keeping with the recommendations made herein.

Maker of the motion  
Seconded

Motion:

Second:

Vote:

Aye

Nay

Abstain

Recused