

**Woodland Hill ~ Warner Center Neighborhood Council  
Planning, Land Use, and Mobility Committee  
February 3, 2022**



**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**

**SITE LOCATION:** 21055 Topochico Drive. Woodland Hills, CA 91364

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.

**The Applicant seeks** a waiver from two of the requirements:

- (1) 20-ft. wide continuous paved roadway to the next nearest intersection, and
- (2) 5-ft front yard setback to 0-ft only for the subterranean area, due to new retaining wall along frontlot line as required for street widening.

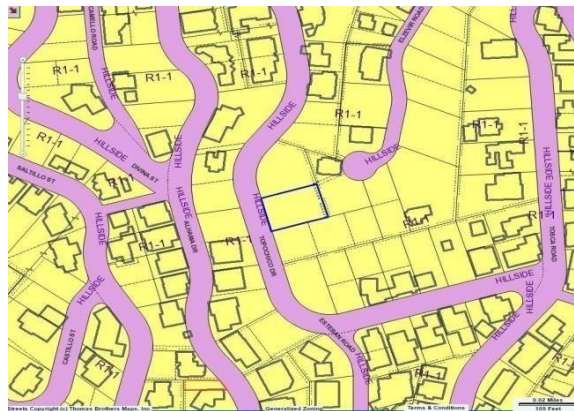
Applicant:  
Ryan Chun, FORE Architects (Jeon & Chun Development, LLC)

## **OVERVIEW OF SITE AND PROJECT**

The project is located at 21055 Topochico Drive, in the Girard Tract, Woodland Hills, CA 91364. It was approved by the Planning, Land Use and Mobility Committee and recommended approval to the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City Planning and Council member Bob Blumenfield of its findings.

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 project is construction of a new, three story, 2,847 square foot single family residence and attached 400 sq. ft. two car enclosed garage. The site will also accommodate 3 uncovered off street/onsite parking spaces.



## **Analysis and Assessment**

The case report concluded that the project design 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.



