Planning, Land Use and Mobility Committee

Case Report

PLUM Meetings:	November 18, 2021 April 21, 2022
Case Nos:	DIR-2021-6097-DRB-SPP-MSP ENV-2021-6098-CE
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 fronting on an unpaved street in the outer Mulholland corridor.
Applicant/Owner:	Lior 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: jiank26@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

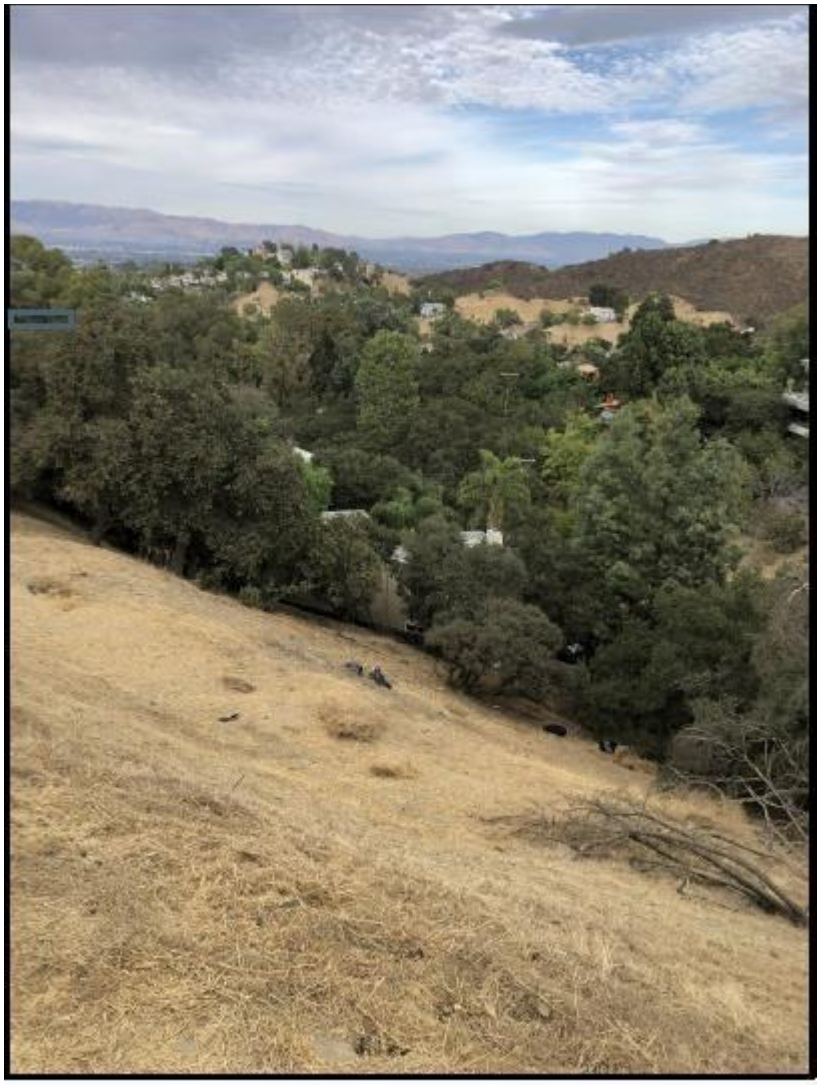
PROJECT DESCRIPTION

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.



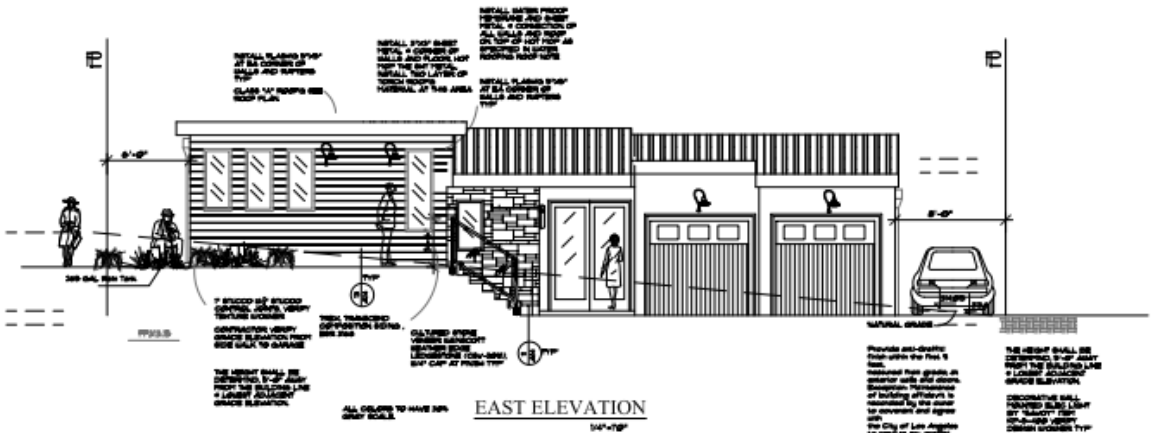
Subject lot to be developed

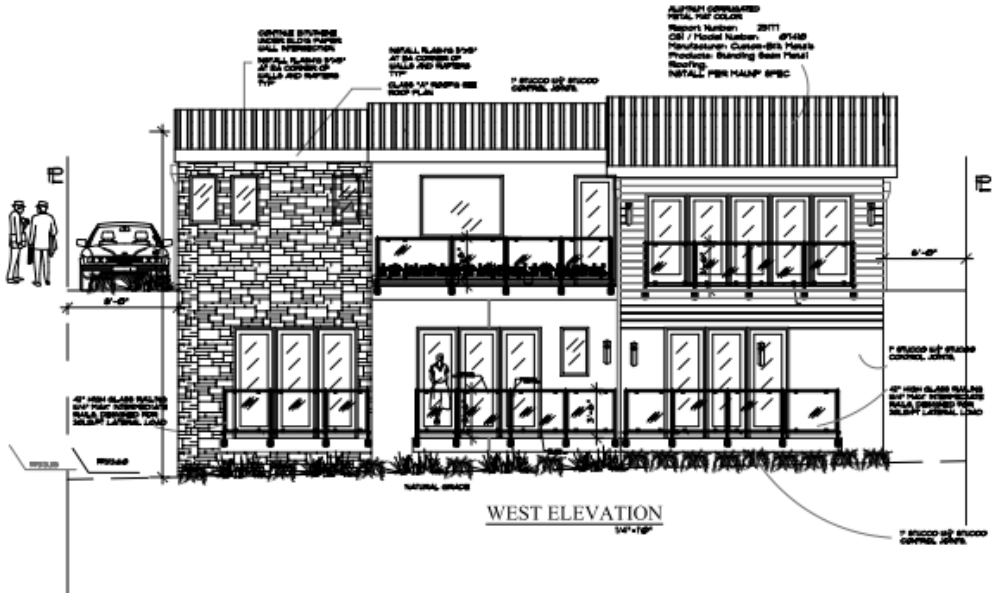
Additional drought tolerant native plant landscaping will be added as part of the project development. Permeable pavers for natural infiltration and barrels will be used for storm water management.

Plot Plan for 4343 Divina Street

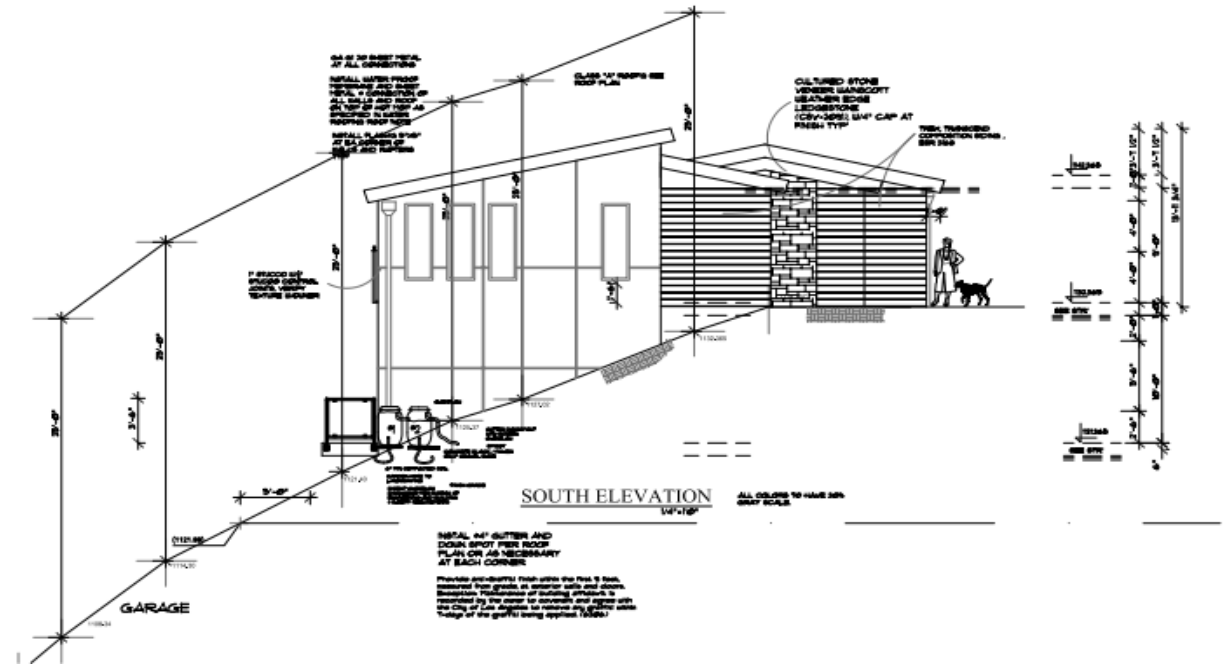
Proposed 2 Story House at 4343 Divina Street

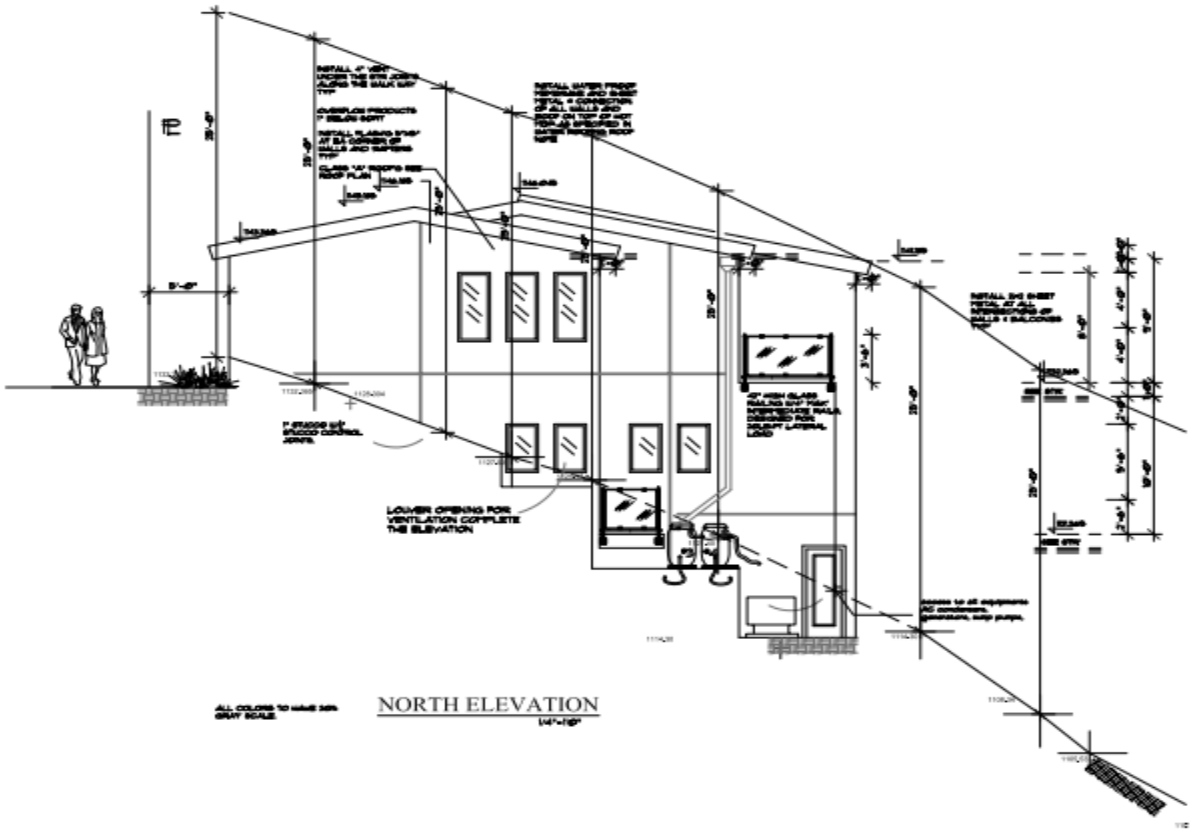
A visibility study of the site showed that the project development will be visible from Mulholland Drive, but the project will not penetrate the viewshed. The proposed building lot coverage will be 16%. The floor area ratio (FAR) will be 32%.
The total hardscape (impermeable surfaces) will be 130 sqft. 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 25 ft.
The side yard setback will be 6 ft. on the north side of the building and 8 ft. on the south side 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. 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 nearest fire hydrant is approximately 450 ft. away from the site at the intersection of Divina St., Camello Rd., and Alhama Drive



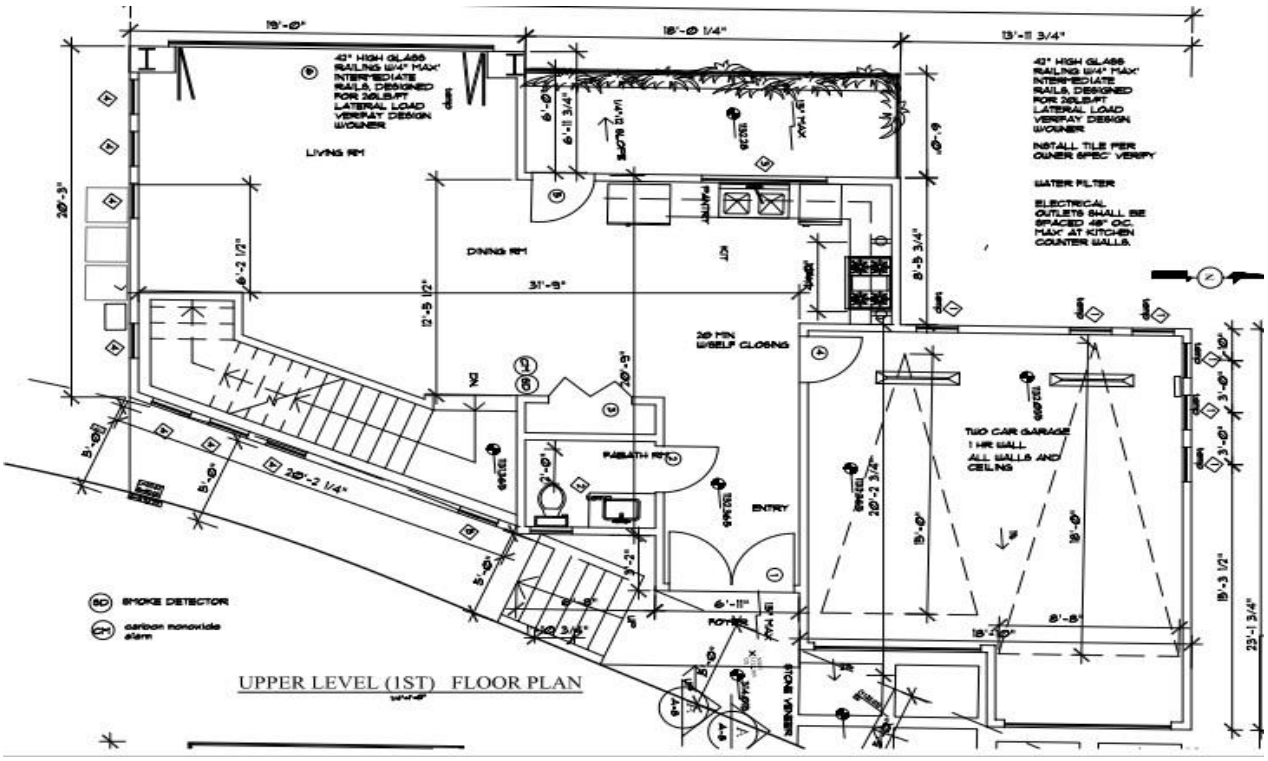


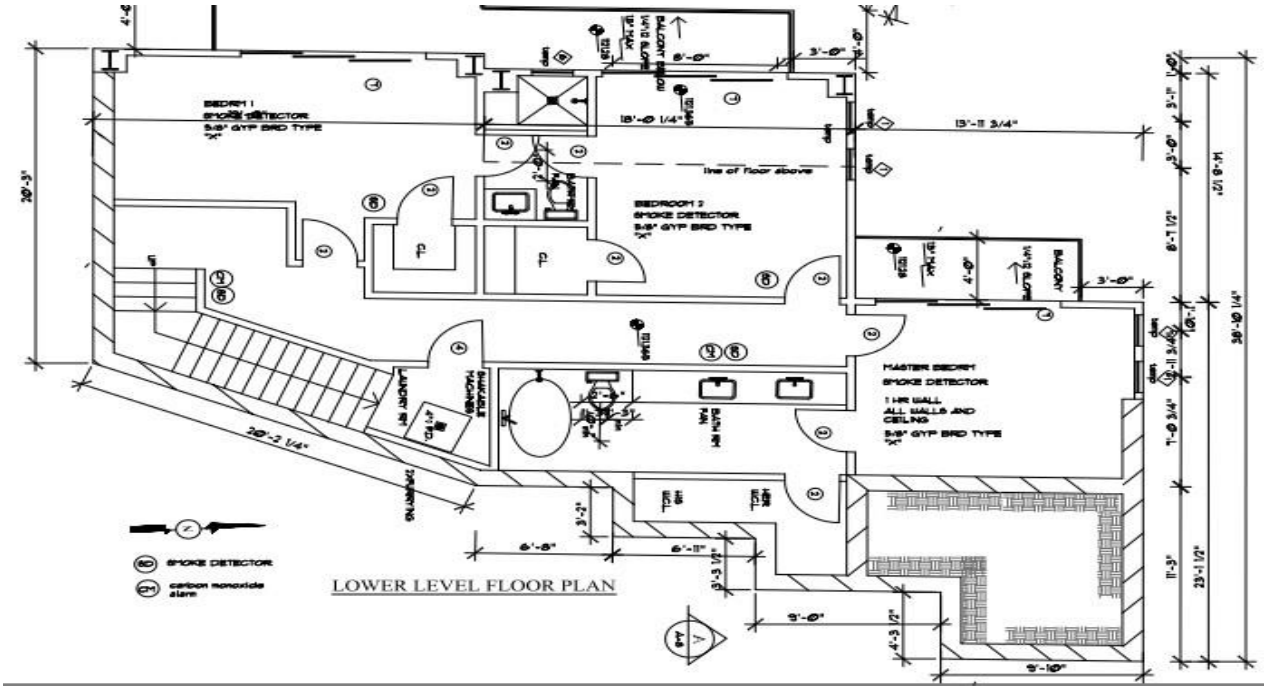
Elevations revised 4/22/22 to show articulation and variation of finish materials



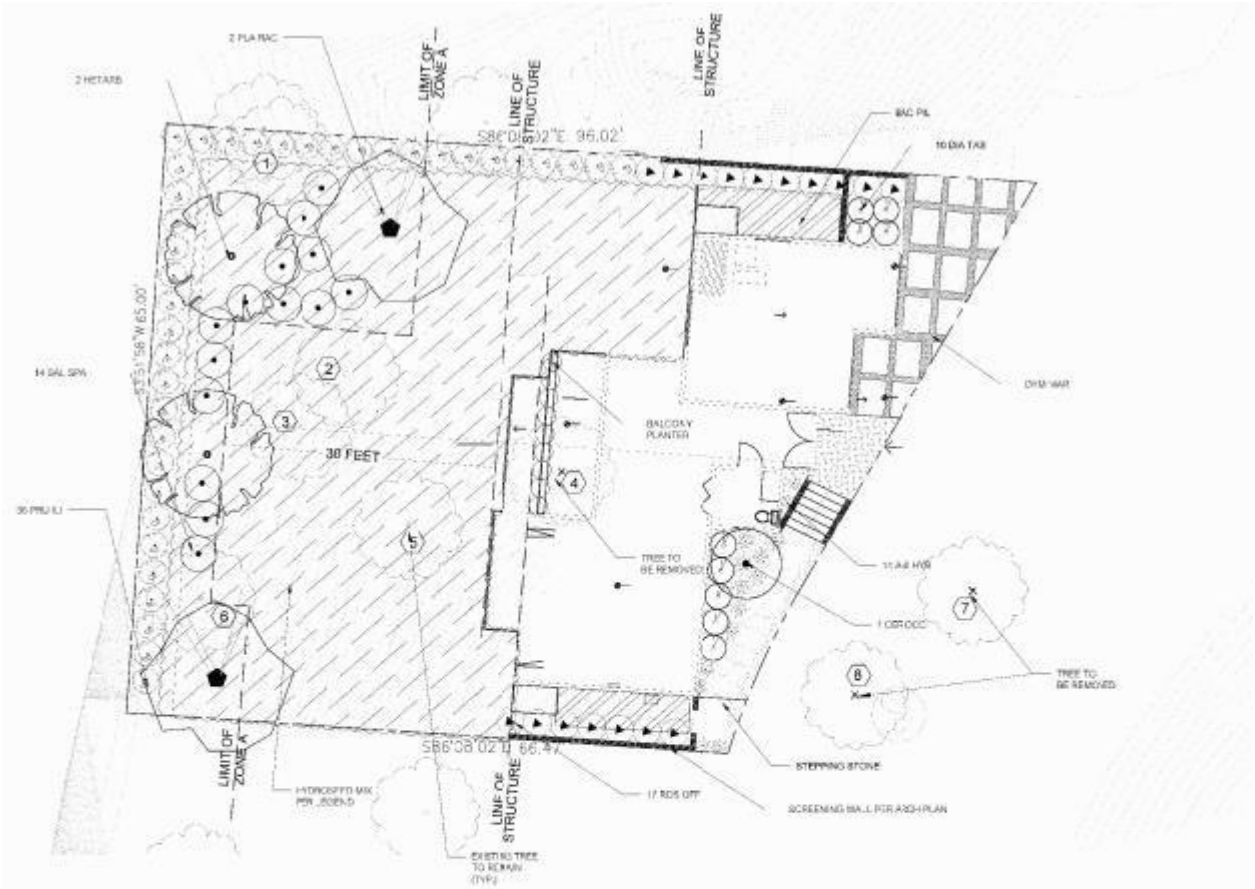


Elevations revised 4/22/22 showing sloping sections of the roof instead of flat





Floor Plans for 4343 Divina Street



PLANTING PLAN

SCALE : 1/8" = 1'-0"

Existing trees

Project: 4343 Divina Street . Los Angeles, CA

Tree #	Botanic name	Common name	STATUS	Height	Spread	Remarks
1	Quercus agrifolia	California live oak	Remain	20'	15'	multi-trunk (5" Diameter)
2	Quercus agrifolia	California live oak	Remain	10'	6'	Single-trunk (2" Diameter)
3	Quercus agrifolia	California live oak	Remain	10'	8'	Single-trunk (5" Diameter)
4	Dead tree		Remove	15'	8'	Single-trunk (4" Diameter)
5	Quercus agrifolia	California live oak	Remain	25'	25'	multi-trunk (16" Diameter)
6	Quercus agrifolia	California live oak	Remain	30'	30'	multi-trunk (5"-6" Diameter)
7	Schinus molle	California Pepper Tree	Remove	40'	25'	7" diameter trunk
8	Schinus molle	California Pepper Tree	Remove	40'	25'	16" diameter trunk

The landscaping consists of drought tolerant native planting material. The existing five protected California live oak trees 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.

OVERVIEW AND ANALYSIS

The applicant is proposing to construct a 2 story, 1,889 sqft., 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 Ordnance
Girard Tract Specific Plan
Mulholland Scenic Parkway Specific Plan (Outer Corridor)

A visibility study showed that the project development will be visible from Mulholland Drive, but the view shed will not be penetrated. 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 a 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 25 ft. The building total lot coverage will be 16% and floor area ratio (FAR) will be 32%.
The overall square footage of the house is compatible with the neighborhood.

The landscaping consists of drought tolerant native planting material. The five protected California live oak trees on the property will be preserved, and two California pepper trees will be removed. Barrels will be used for the LID mitigation runoff storm water management. Permeable pavers will be used for natural infiltration system treatment.

PLUM MOTION

As pertaining to ***Cases DIR-2021-6097-DRB-SPP-MSP and ENV-2021-6098-CE,*** having held 2 public teleconference PLUM meetings for the application for compliance review, at 4343 Divina Street. Woodland Hills, for construction of a 2 story, 1,889 sqft., single family residence, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, a visibility study showed that the proposed project development will be visible from Mulholland Drive, but will not penetrate the viewshed; and,

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

WHEREAS, the building height of 25 ft., the lot coverage of 16%, and the FAR of 32% are well within the requirements; and,

WHEREAS, the five California live oak protected trees on the property 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, 1,889 sqft., 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 Mulholland Design Review Board (DRB) reviews.
2. Divina Street road improvement to the nearest intersection per Bureau of Engineering requirement shall be provided.
3. The PLUM committee strongly recommends the applicant provide additional articulation of the west elevation with a variation of finish materials (Note: Revised elevations have been submitted to the PLUM committee on 4/22/22 reflecting this revision to the building design and are part of the Final PLUM Case Report).
4. The applicant will review the possibility and revise the flat roofs to sloping roofs if possible. (Note: Revised elevations have been submitted to the PLUM committee on 4/22/22 reflecting the revision of the building design and are part of Final PLUM Case Report).
5. The applicant shall provide boulder protection to downslope residences during construction.

6. The applicant shall obtain an approved soils report that supports the development.
7. All plans presented on May 11, 2022 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.
8. The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
9. 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, the Mulholland Design Review Board, and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent **supporting** recommendation for this application as presented on May 11, 2022.

Motion: Henry Rice
Second: Sean McCarthy

Vote:	Aye	Nay	Abstain
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