



## **Planning, Land Use and Mobility Committee Case Report**

PLUM Meetings: November 18, 2021  
April 21, 2022

Case Nos: DIR-2021-6258-DRB-SPP-MSP  
ENV -2021 6259 -CE

Site Location: 4337 N. Divina St., Woodland Hills, 91364

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

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Submitted By: Henry Rice, WHWCNC PLUM Case Leader

## **PROJECT DESCRIPTION**

The project is located on an R1-1 zoned down slope lot with total lot area of 2,609.7 sqft. on Divina St. in the outer Mulholland corridor. The applicant is proposing to construct a new 1200 sqft. 2 story SFD residence, with an attached two car garage on the property.



### **Site Location of 4337 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 lot is approximately 40' wide and 66.47' deep. The site is surrounded by vacant lots on both sides along the street and directly across the street. A soils report has been requested to determine the stability of the site. It is currently in review for approval.



*Divina Street leading to the site*

There is currently one protected California live oak tree on the property. Trees will be added as part of the development process in accordance with an approved landscape plan.



*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.





### **Proposed 2 Story House at 4337 Divina Street**



### **Proposed Backyard Views at 4337 Divina Street**

The project development will be visible from Mulholland Drive, but the project will not penetrate the viewshed. The proposed building lot coverage will be 32%. The floor area ratio (FAR) will be 45%.

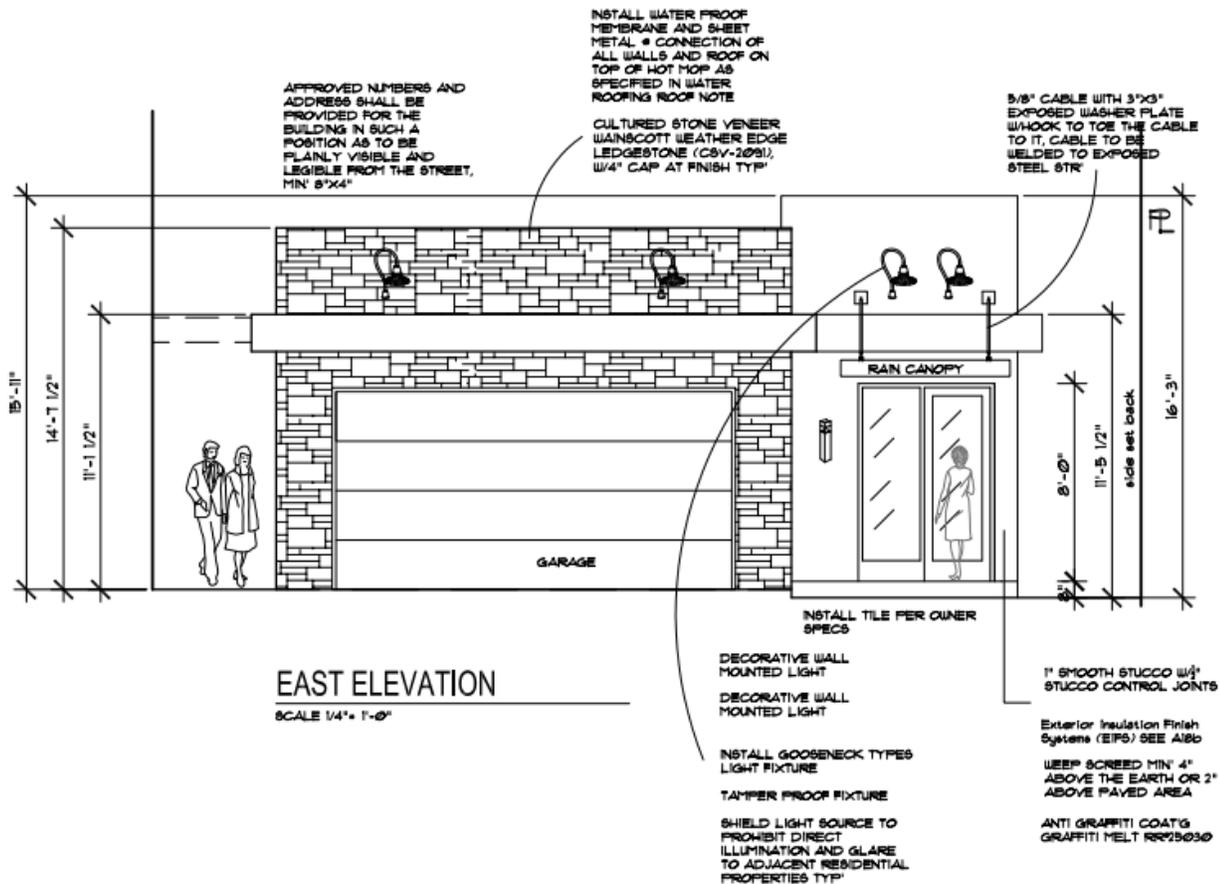
The building lot coverage will be 32%. The total hardscape (impermeable surfaces) will be 15 sqft. and total lot coverage will be 33%. The overall building height will be 25 ft. The side yard setback will be 5 ft. on both sides of the building and the front yard setback will be 5 ft.

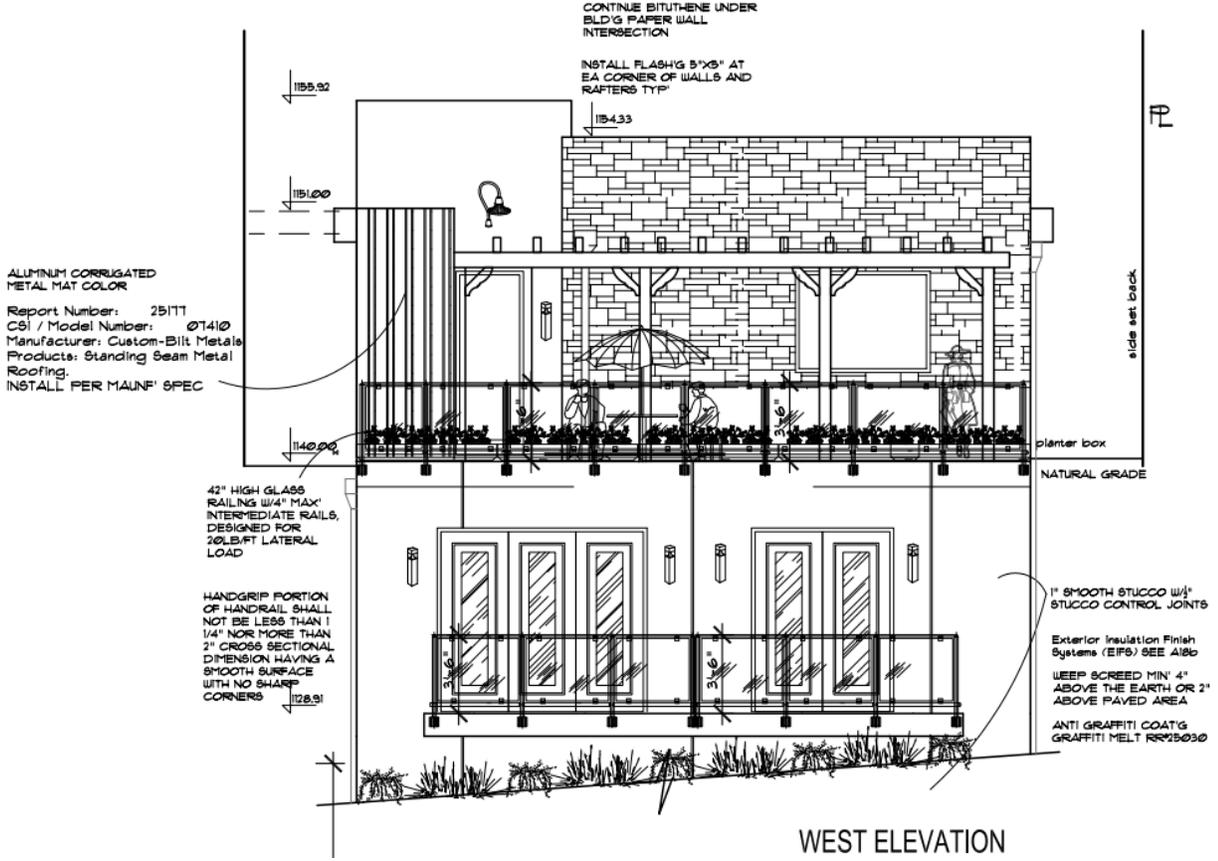
Grading for the construction within the hillside will result in cut and fill of 260 cubic yards. No export of soil from the site will be required.

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 400 ft. away from the site at the intersection of Divina St., Camello Rd., and Alhama Drive.



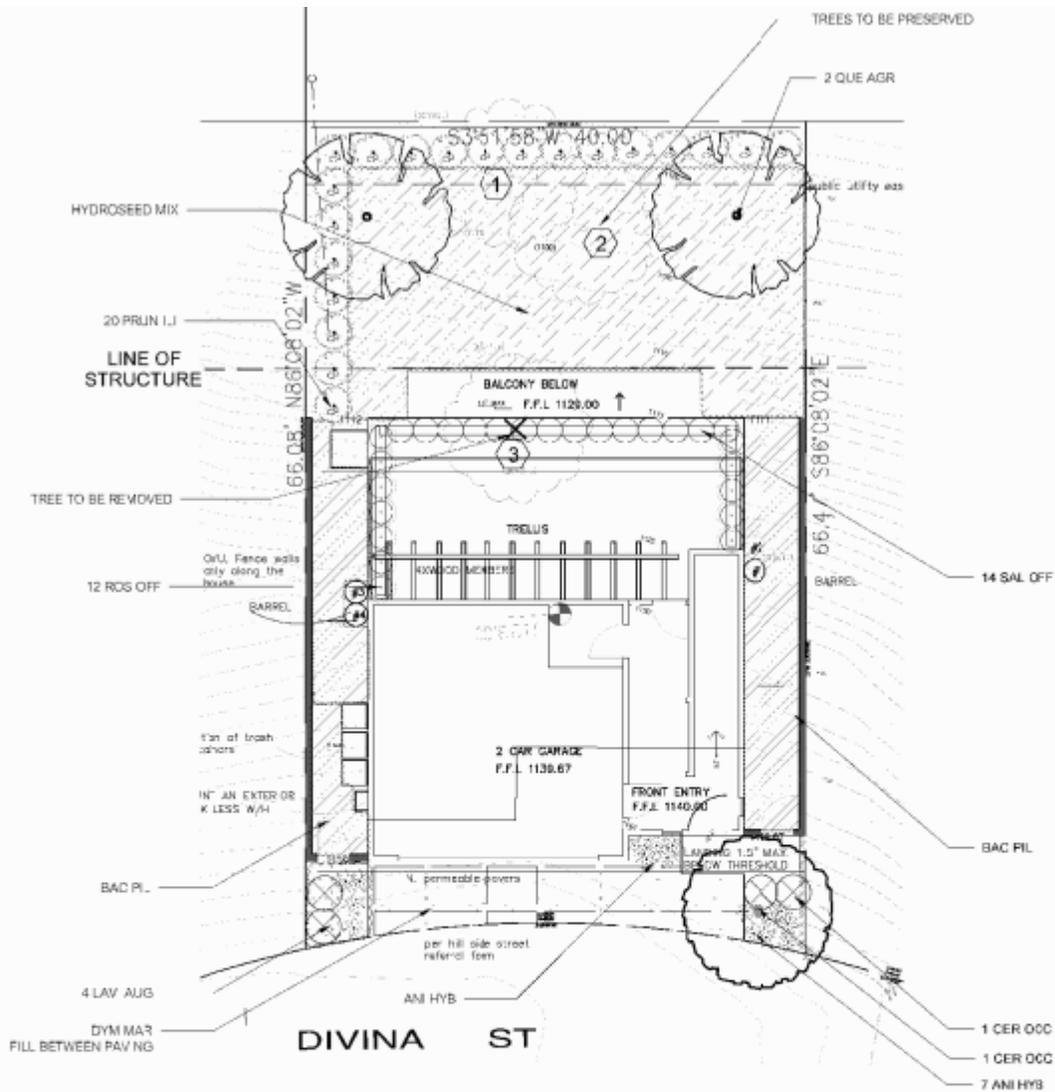


WEST ELEVATION









## PLANTING PLAN

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

### Existing trees

Project: 4337 Divina Street . Los Angeles, CA

Tree #	Botanic name	Common name	STATUS	Height	Spread	Remarks
①	Rhus ovata	Sugar bush	Remain	10'	6'	single-trunk (2" Diameter)
②	Rhus ovata	Sugar bush	Remain	10'	8'	Single-trunk (5" Diameter)
③	Quercus agrifolia	California live oak	Remove	30'	30'	Single-trunk (12" Diameter)

The landscaping consists of drought tolerant native planting material. There is one protected tree on the property, a California live oak that 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.

## **OVERVIEW AND ANALYSIS**

The applicant is proposing to construct a 2 story 1,200 sqft. single family dwelling with two car attached garage on an R1-1 zoned down sloping lot 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 showed that the development will be visible from Mulholland Drive, but will not penetrate the viewshed. Grading for the construction will result in cut and fill of 260 cubic yards with no export of soil from the site. The first floor of the proposed house will be the only floor visible from the street. 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 32% and floor area ratio (FAR) will be 45%.

The overall square footage of the house is compatible with the neighborhood.

The landscaping consists of drought tolerant native planting material. There is one protected tree, a California live oak that will be removed. The remaining 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.

## **PLUM MOTION**

As pertaining to *Cases DIR-2021-6258-DRB-SPP-MSP and ENV-2021-6259-CE*, having held 2 public teleconference PLUM meetings for the application for compliance review, at 4337 Divina Street, Woodland Hills, for construction of a 2 story single family residence, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, it has been determined 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 32%, and the FAR of 45% are well within the requirements; and,

WHEREAS, one California live oak protected tree on the property will be removed; 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's drainage design meets the drainage requirements and uses 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 4337 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. The applicant shall obtain an approved soils report that supports the development.
3. Divina Street road improvement to the nearest intersection per Bureau of Engineering requirement shall be provided.
4. The California live oak being removed shall be replaced in accordance with Urban Forestry regulations.
5. The stone on the East Elevation/front facade shall wrap the North and South elevations equally to the first stucco control joint. The overhang shall extend approximately 1 foot beyond the stone. Applicant shall submit and present alternate revised drawings to the Mulholland Design Review Board review. (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).
6. Applicant shall provide boulder protection to downslope residences during construction of the project.
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 Mullholland 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:	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
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