

Woodland Hill ~ Warner Center Neighborhood Council
Planning, Land Use, and Mobility Committee
May 19, 2022



DIR-2021-9388-DRB-SPP- MSP; ENV-2021-9389-CE
Design Review Board, Project and Permit Compliance - Major

APPLICANT: Lutfi Sotiri; t:213.631.6131; email: SoteryBros@gmail.com; Rep: Susana Juarez/ NS Designs, Inc; telephone: 661.993.4311.

Design Architect: Nathan Sewell, NS Designs Inc., 1245 E. Walnut St., Ste 112, Pasadena, CA 91106, telephone: (323) 384-6316; email: nathan@nsdesignsonline.com

The application is for findings pursuant to Baseline Hillside Ordinance No. 181,624 and Hillside Ordinance No. 174625 for new construction of a residential home building.

PROJECT LOCATION Street Address 4810 Galendo St., Legal Description Lot, Block, Tract 2789, U, 6170, Assessor Parcel Number 2171 008-013. The project is within the baseline hillside ordinance area, the Girard Tract, and Mulholland Scenic Parkway Outer Corridor.

THE PROPOSED PROJECT is a Single-Family Dwelling New construction. It is located in the outer corridor of the Mulholland view area in the Girard Tract and is subject to the Hillside Ordinance. The building pad is up-slope from Galendo St and downslope from Mulholland Drive. The project is not visible from Mulholland, it poses no viewshed penetration, it does not affect access onto Mulholland Drive, and there are no street improvements necessary. The City Project Planner is Tracy Williams and can be reached by phone at 818-374-9910.

THE APPLICATION is for new construction of a 2,133 sq. ft. residential floor area, 3-story ground-up single-family dwelling with a 361 sq. ft. attached garage and a 483 sq. ft. attached Accessory Dwelling Unit (ADU)

for a total of 2,977 sq. ft. The proposed home will have 2 parking spaces inside the garage - one compact and one standard parking space and one uncovered compact parking space.

THE SITE has an average natural slope of 17.02, and the proposed home height is 25 ft. above the natural grade. **THE PROJECT FOOTPRINT** is 1,780 sq. ft. or 32.5% lot coverage on a vacant 5,462 sq. ft. lot. It includes 648 sq. ft. of hardscape for 45% of total lot coverage and a Floor Area Ratio of 48% of total coverage.

PROJECT LOCATION



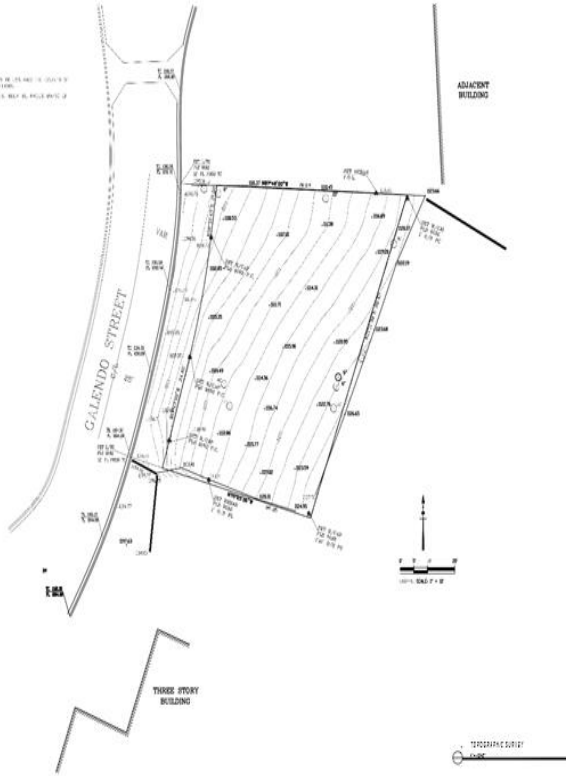
LEGAL DESCRIPTION
 THE EAST PORTION OF CORNER BLOCK 20, BOUND BY GALLENDO ST. TO THE WEST, THE CORNER OF GALLENDO ST. AND 10TH ST. TO THE SOUTH, THE EAST PORTION OF CORNER BLOCK 20, BOUND BY GALLENDO ST. TO THE WEST, THE CORNER OF GALLENDO ST. AND 10TH ST. TO THE SOUTH, THE EAST PORTION OF CORNER BLOCK 20, BOUND BY GALLENDO ST. TO THE WEST, THE CORNER OF GALLENDO ST. AND 10TH ST. TO THE SOUTH.

LEGEND

---	BOUNDARY
○	WELL
—	EXISTING EASEMENT
—	EXISTING EASEMENT
—	EXISTING EASEMENT
—	EXISTING EASEMENT
—	EXISTING EASEMENT
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NOTES
 1. THE LEGAL DESCRIPTION IS SUBJECT TO THE RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
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DEVELOPMENT MADE
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Current Site

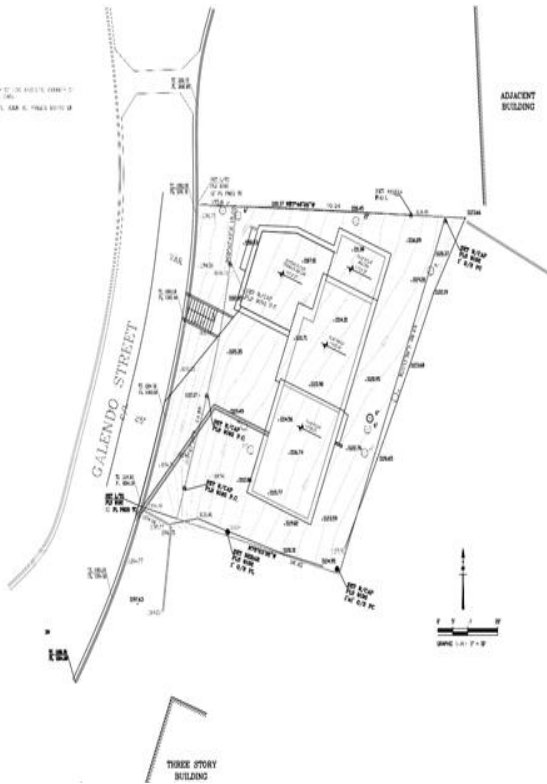
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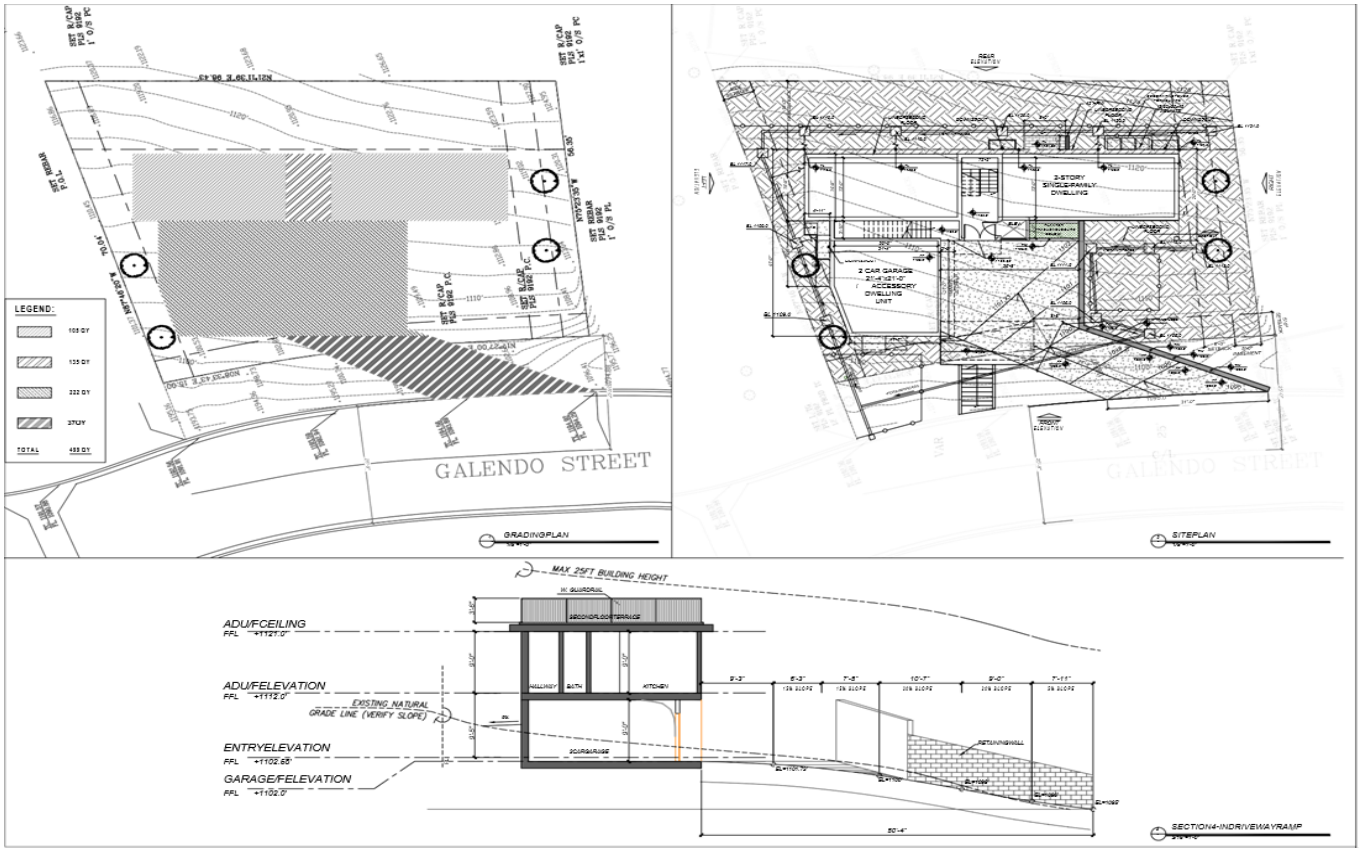
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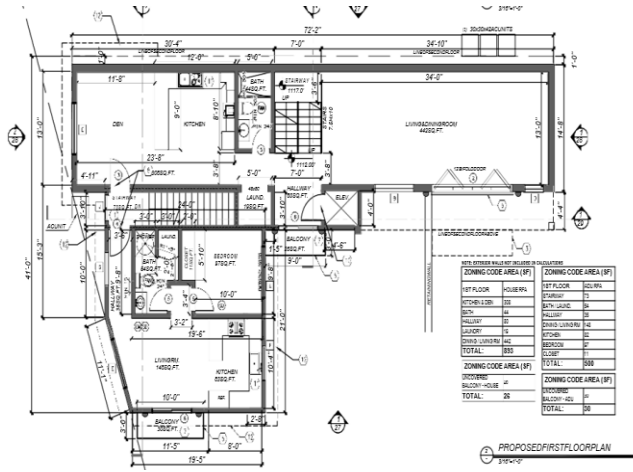
Proposed Building

Grading Plan

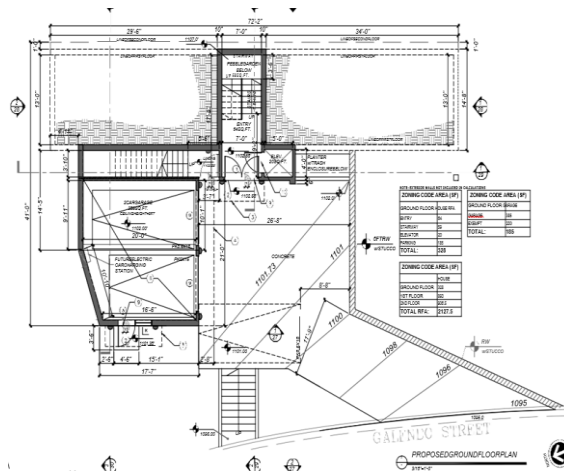
Site Plan



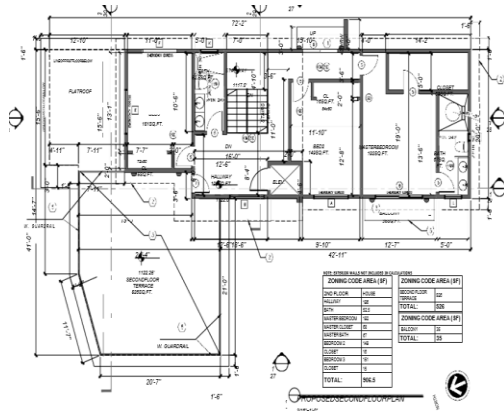
Detailed Building Site Plan Floor Plan



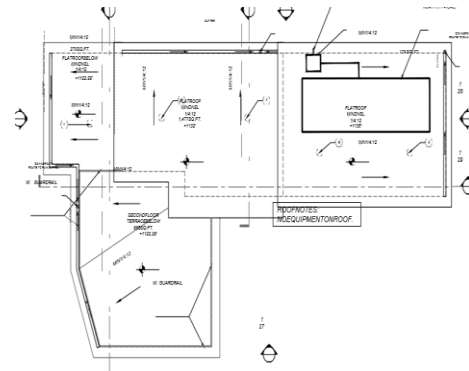
Upper left: Ground Floor



Upper right: First Floor

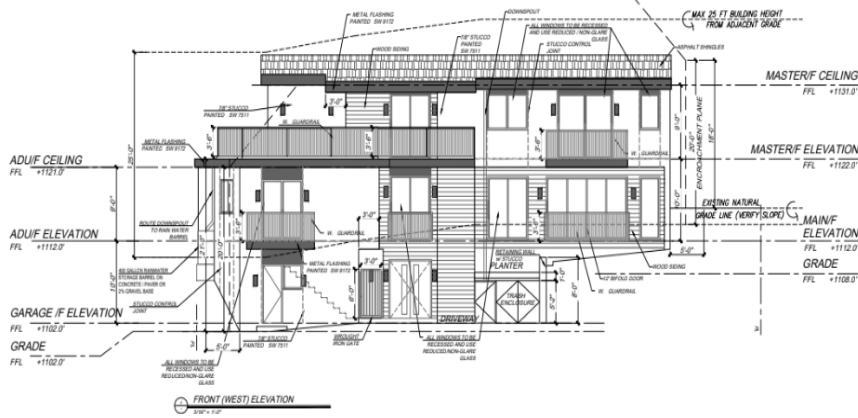


Lower left: Second Floor

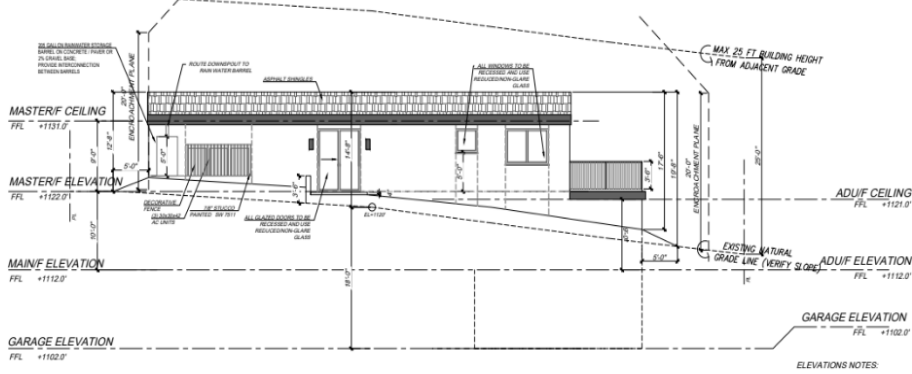


Lower right: Roof

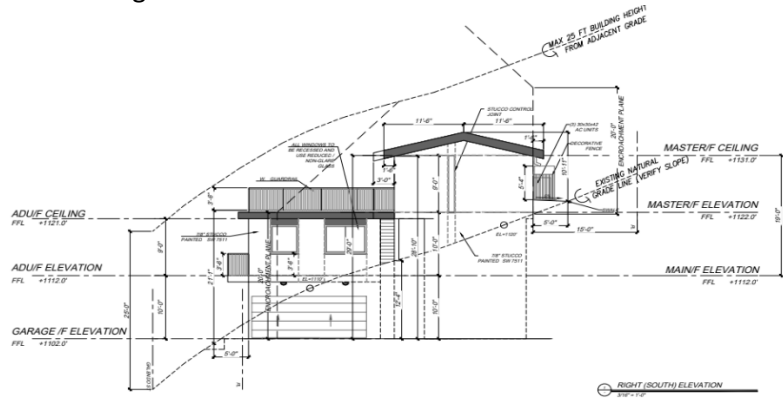
ELEVATIONS



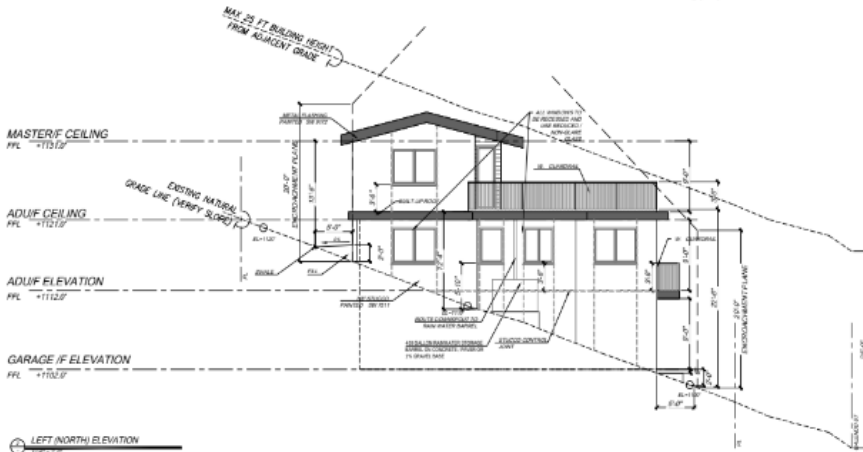
West Facing Elevation



East Facing Elevation



South Facing Elevation



North Facing Elevation

CONSTRUCTION MATERIALS



3 1 6 1 4 2 1 3 5
4 2 4 2

5 1 3 6 3 1 6 4 1



EXTERIOR MATERIALS

7/8" STUCCO, PAINTED
PAINT MANUFACTURE:
SHERWIN-WILLIAMS COLOR:
SW 7811 - BUNGALOW BEIGE

7/8" STUCCO, PAINTED
PAINT MANUFACTURE:
SHERWIN-WILLIAMS COLOR:
SW 9172 - STUDIO CLAY

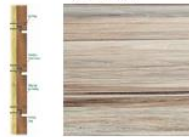
METAL FLASHING
COLOR: SW 9172 -
STUDIO CLAY



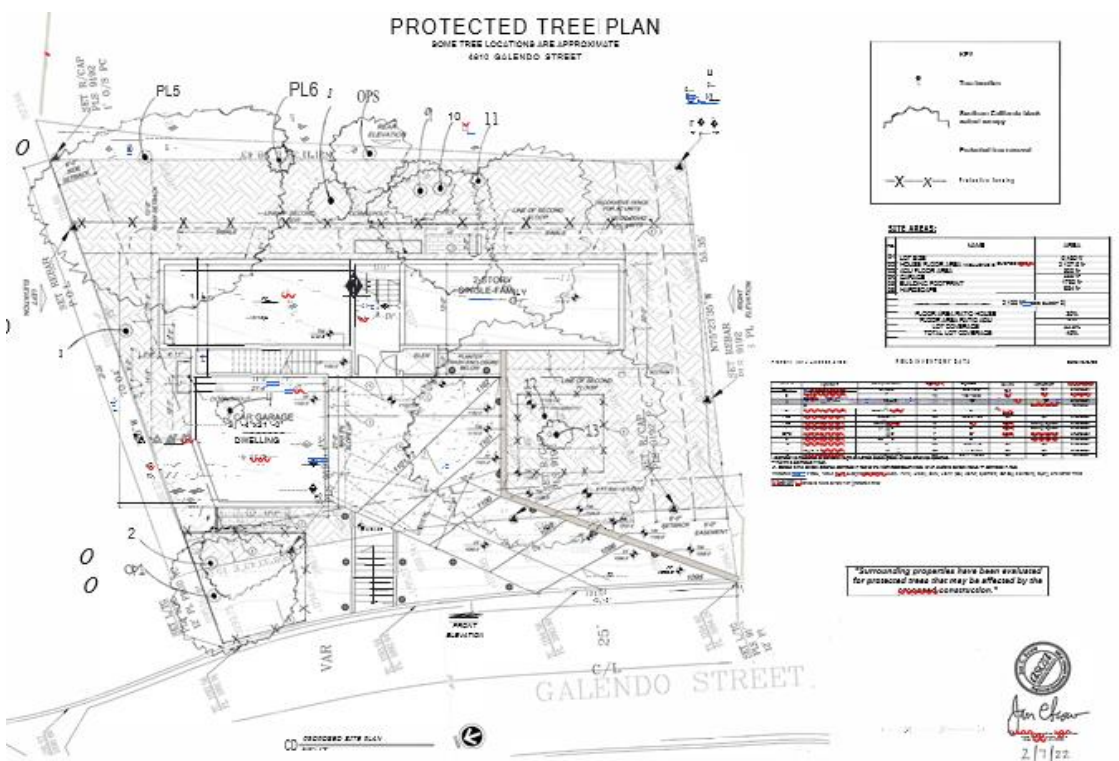
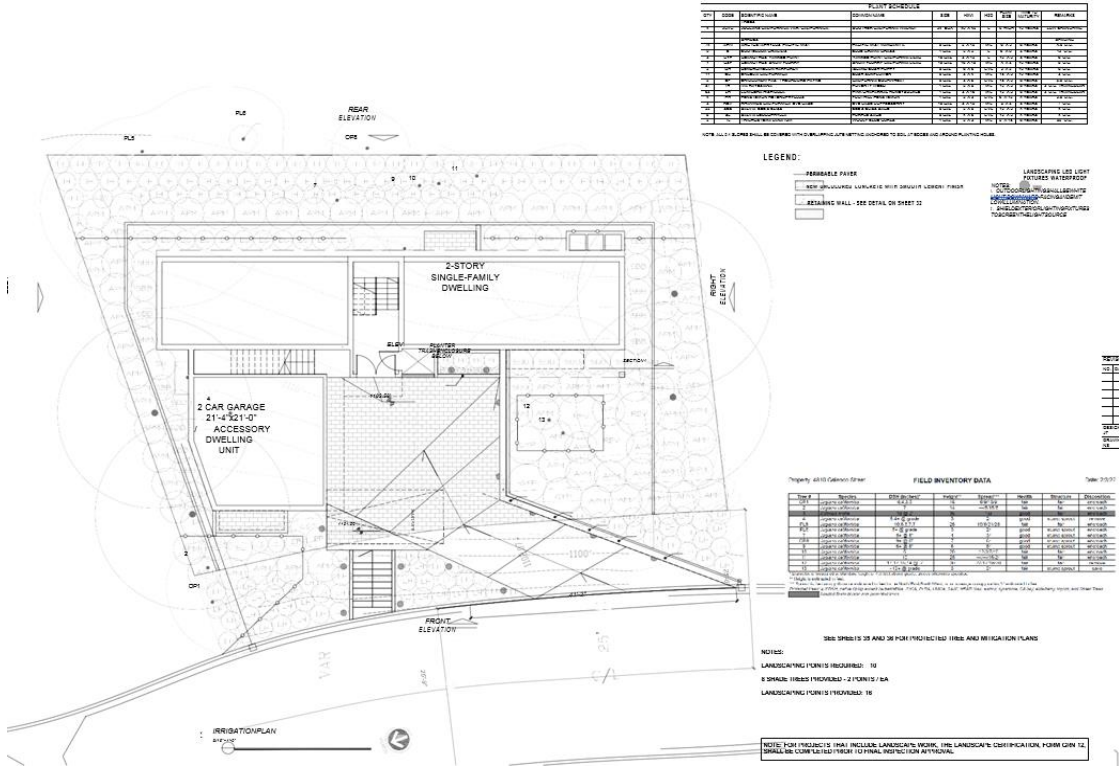
WOOD SIDING -
NATURAL OAK SIDING by
ADVANTAGE LUMBER
(or similar)

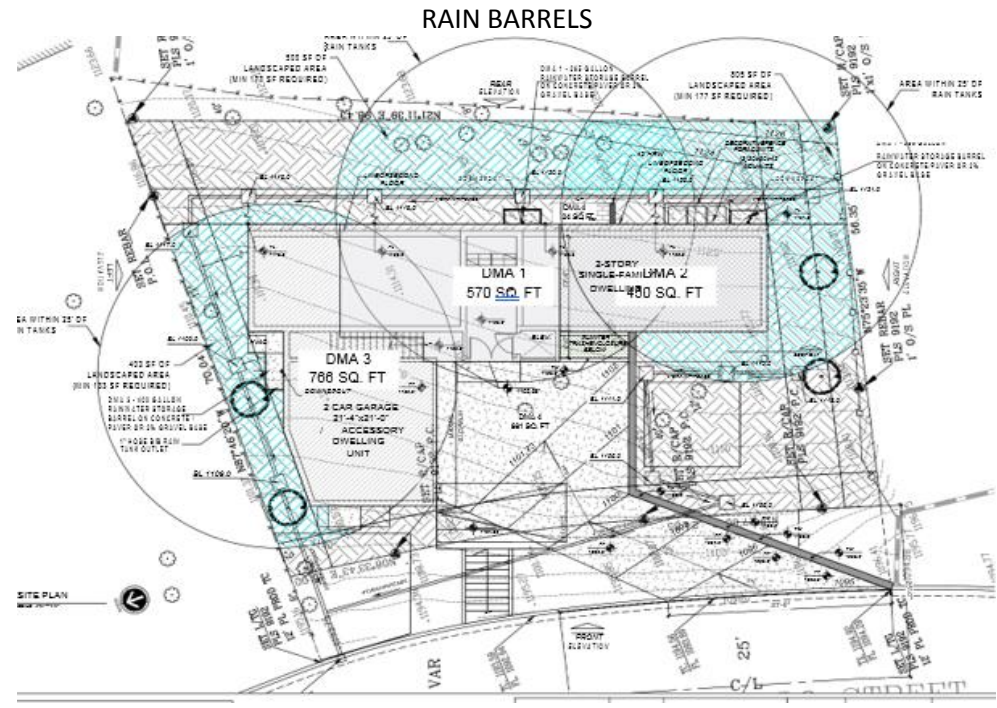
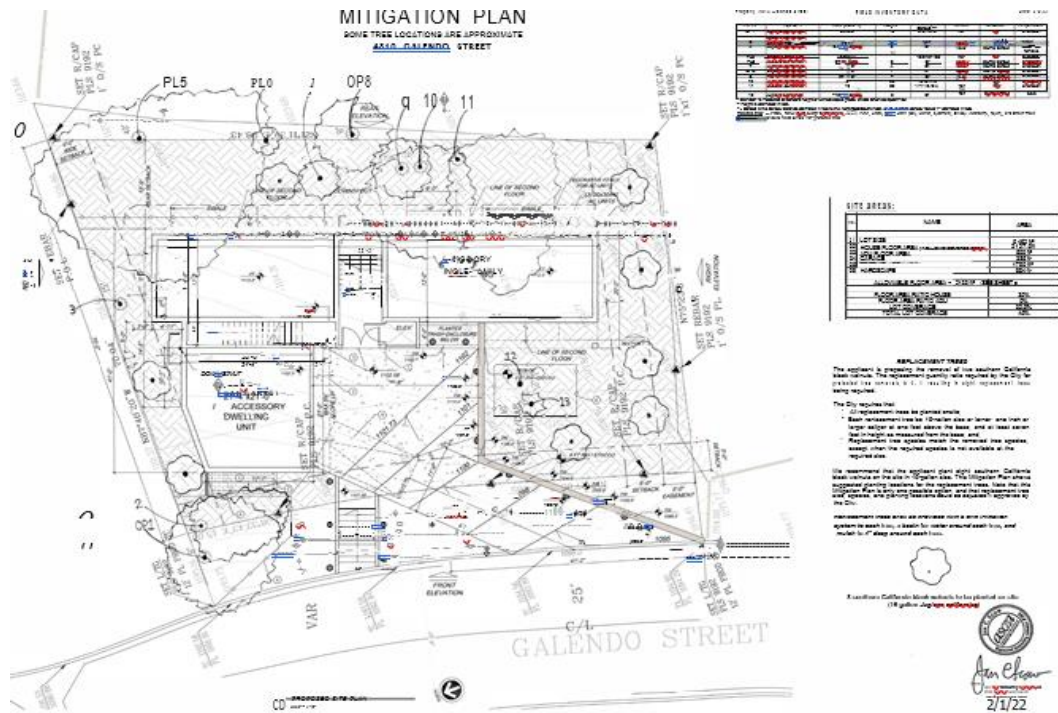
WROUGHT METAL RAILING

WINDOWS/DOORS
Trinsic™ Series by MILGARD;
EXTERIOR COLOR - ESPRESSO
OVERALL WINDOW FRAME PROFILE TO
BE MINIMUM 2 INCHES



PLANTING MATERIALS and MITIGATION PLAN





Applicant's description of the project.

1. The Applicant believes the size and position of the home are consistent with those in the surrounding area. The residential floor area numbers are consistent with the neighboring single-family homes.
2. To minimally impact the existing hillside, the Applicant has positioned the house to follow the grades on the site. They believe they can minimize the size and quantities of the retaining walls at the rear, front, and sides of the property.
3. The Applicant asserts that the building height does not exceed 25 feet as measured from adjacent natural grades.
4. The home's colors are consistent with the naturally occurring colors of the Santa Monica Mountains.
5. Planting at the site will be consistent with the Mulholland Guidelines and water-wise to match California's water goal.
6. Furthermore, they assert that the proposed home will be consistent with the 2019 California Green Code, which will make the home energy efficient and water-wise for the future and comply with the LID requirements of LA City.

Issues raised CONCERNING 4810 Galendo from the April 21, 2022 PLUM meeting.

1. There is some confusion as to where the natural grade is measured. Adjacent property or from the street?
2. Confirm that the proposed retaining walls are 6 ft.
3. There is no retaining wall at the back of the property.
4. There are 12 protected trees on the property. Wants to remove 2 protected trees.
5. The project provides parking for 2 vehicles in the garage and 1 additional parking space.
6. Drainage includes a swale at the back of the property and rain barrels to catch roof runoff.
7. Trash cans would be stowed in an enclosure in the driveway.
8. Please clarify, is the roof deck above the ADU a third story? Should the deck size be added to the total square feet of the project?
9. Confirm the outdoor lights be down-light fixtures
10. Comments from PLUM members feel the building looks boxy, uninspired, and 1950s-ish.
11. The height of the house can be acceptable if the house otherwise is found in conformance with the Mulholland guidelines, No. 32, 34, and 35.

The Applicant agreed to return to the Mulholland Design Review Board to resolve and clarify the issues noted above.

SEE THE Mulholland Design Guidelines below.

<https://www.hhwnc.org/wp-content/uploads/2016/03/Mulholland-Design-Guidelines.pdf>

Guideline 32: Massing. The main building should combine three or more building elements within its associated roof form. A building element can be a major horizontal mass, a setback, or a projection from the face of the other masses.

Guideline 34: Building articulation. Design the exterior surface (building elevations) of any structure to be articulated, presenting a variety of surfaces, textures, and angles. Avoid designs that include exterior or retaining walls characterized by large, flat surfaces. Boxy houses with flat sides are not considered acceptable.

Guideline 35: Roof form. Flat roofs should not be utilized, particularly on downslope lots. Roofs should be designed to follow the predominant slope of the land. Where a flat roof must be proposed, a secondary roof form should also be utilized, covering at least 30 percent of the total roof area and offset a minimum of 4'-0" from the flat portion, measured vertically. N Roof Plan. The Applicant needs to provide a roof plan.

RESOLUTION:

The Planning Land Use and Mobility Committee of the Woodland Hills Warner Center Neighborhood Council held 2 virtual meetings on an application for new construction requiring review pursuant to DIR-2021-9388-DRB-SPP MSP; ENV-2021-9389-CE, Design Review Board, Project and Permit Compliance – Major. The Applicant is Lutfi Sotiri, Rep: Susana Juarez, and Design Architect Nathan Sewell, NS Designs Inc.

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Motion: The Planning, Land Use, and Mobility committee hereby finds that:

WHEREAS, the Applicant has presented a design that substantially complies with the applicable regulations, findings, standards, and provisions of the Mulholland Scenic Parkway Specific Plan and The Baseline Hillside Ordinance; and

WHEREAS, the Applicant has provided plans for a staging area plan for receiving and storing construction materials, a parking plan for construction workers; and

WHEREAS, the Applicant has agreed to implement and note on their plans any of the suggested changes by the Mulholland Design Review Board and the WHWCNC PLUM,

THEREFORE, IT IS RESOLVED that the Planning, Land Use, and Mobility committee, for the findings and conditions stated herein, finds:

The submitted application submitted by the Applicant, Lutfi Sotiri, for new construction of a 2,127.5 SF 3-story ground-up single-family dwelling with a 385 sq. ft. attached garage and a 500 sq. ft. attached Accessory Dwelling Unit (ADU) for a total of 2,627.5 sq. ft. The proposed home shall provide 2 parking spaces inside the garage, and 1 uncovered compact parking space shall receive the support of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action contingent upon the following conditions:

CONDITIONS:

1. All plans presented at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) on June 8, 2022, 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 the Project Summary page as a commitment to and acceptance of these conditions.
3. The Applicant and owner shall not submit any significant further updated plans or changes without presenting them to the WHWCNC for support.
4. The Applicant shall provide traffic control and flaggers and post signs whenever there are materials deliveries or when hauling dirt, pouring concrete, or conducting work that will disrupt traffic flow for more than 5 minutes.

5. The Applicant has agreed to station construction materials at an offsite location. Further that the Applicant states they have a construction plan and will comply with city construction requirements.

The Planning, Land Use, and Mobility Committee recommend that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its findings and supporting recommendation for the application presented to the WHWCNC Board on June 8, 2022.

Motion: Sean McCarthy Second: Lauren

Vote: Aye: Nay: Abstain: