



Planning, Land Use and Mobility Committee



Case Report on: New Single Family Residence ZA-2017-1883-ZAD-SPP-MSP 4306 N. Camello Rd. Woodland Hills, 91364

PLUM Present: August 17, 2017

Site Location: 4306 N. Camello Rd.
Woodland Hills, CA 91364

Project: Application for construction of a new, 2,240 square foot single-family residence with a 400-square foot, two car garage in the Outer Corridor of the Mulholland Scenic Parkway Specific Plan. The total structure would be 2,640-square feet with 400-square feet of additional hardscape, and a maximum height of approximately 32-feet 10-inches on a 5,120-square foot hillside lot. The project is subject to the Baseline Hillside Ordinance and is on the downslope from the Camello Rd. right-of-way and downslope of Mulholland Drive. The project was presented to the Mulholland Design Board on 8/9/17, but was continued to a future MSDRB meeting.

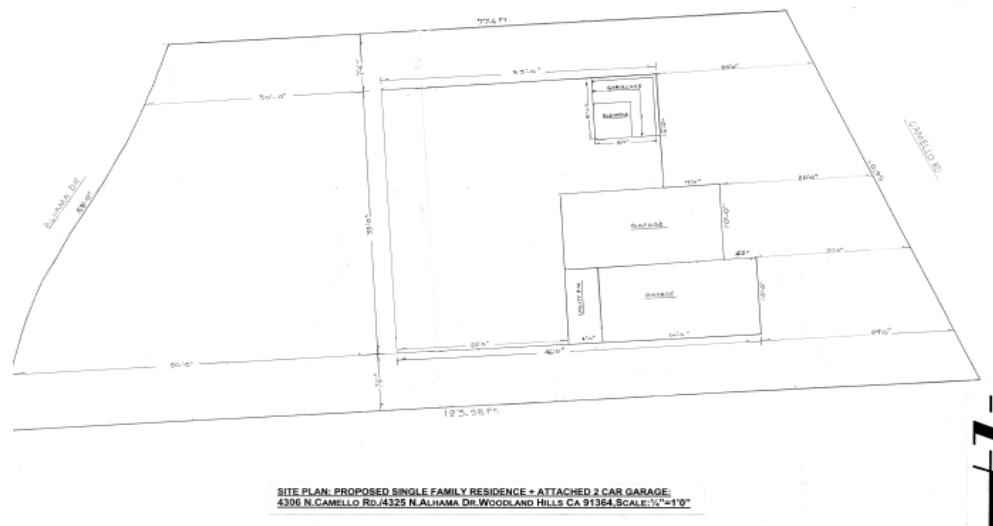
Applicant: Ana Maria Donatelli
14172 Raven St., Sylmar 91342

Representative: Roger Sorkin
The Golden Space, Inc.
rshome19@yahoo.com

Ad-hoc Committee: Marty Lipkin, PLUM Committee member

Overview of Site and Project:

The application is for construction of a new 2,240 sf single family residence with a 400 sf, 2-car garage on an unimproved 5,120 sf lot in the Outer Corridor of the Mulholland Scenic Parkway Specific Plan. The total structure would be 2,640-square feet with 400-square feet of additional hardscape, and a maximum height of approximately 32-feet 10-inches. The project is subject to the Baseline Hillside Ordinance and is on the downslope from the Camello Rd. right-of-way and downslope of Mulholland Drive. The two abutting roadways are substandard at less than 20' wide. The Applicant states that the home would not be visible from Mulholland when complete.

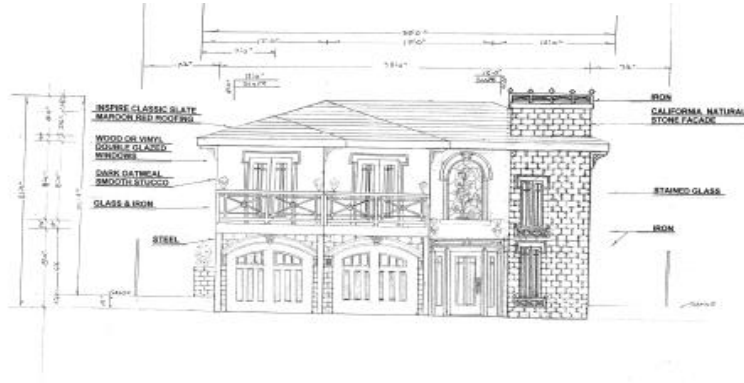


***Site plan showing garage/driveway level
and back yard configuration.***

Site Development:

Sitting at the top of a ridge, the site is a steeply sloping lot that has a relatively flat pad abutting Camello Road, but has a steep angle of descent on the ridge's east side that abuts Alhama Drive. This is a Girard Tract

Specific Plan Area in a Hillside Area created in the 1920's with narrow, substandard hillside streets that were never reengineered. The project does not propose removal of any protected trees. Grading would require 224 cubic yards of Cut and 92 yards of Fill with 132 cubic yards of soil being exported.



West façade (Front) facing Camello showing proposed materials

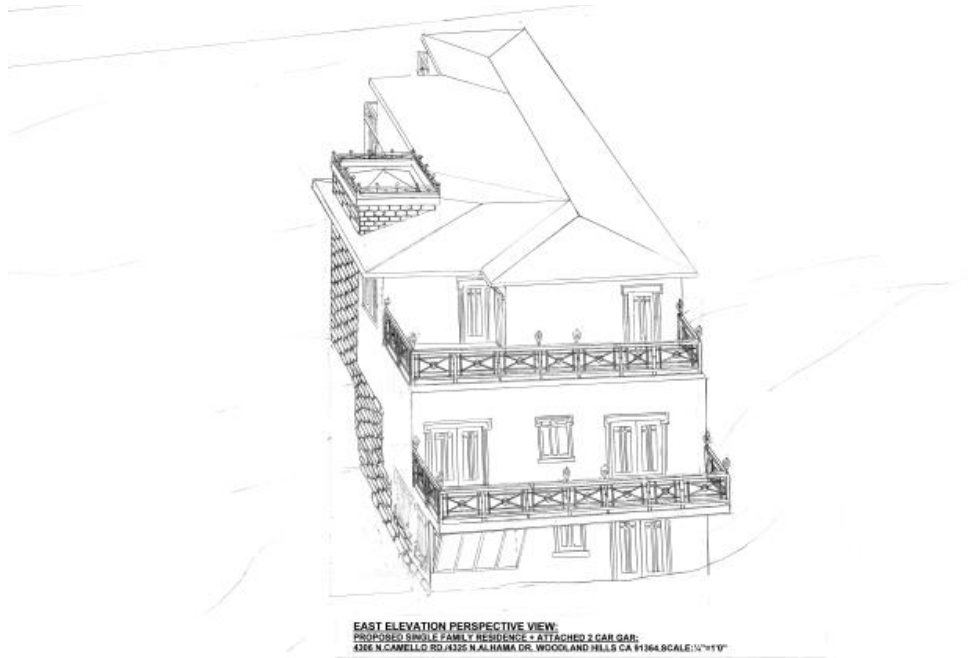
Applicant's Request:

The Applicant is seeking Design Review and Project Permit Compliance pursuant to the Mulholland Parkway and Girard Tract Specific Plans to allow the construction of the SFD with an attached 2-car garage. They are requesting a ZA Determination for relief from LAMC Section 12.21-C 10(i)(2) on both Camello and Alhama which have a roadway width less than 20-feet for improvements to the abutting roadways. Applicant is also asking for relief from LAMC Section 12.21-C 10(i)(3) to allow construction of SFD where continuous paved roadway from property driveway to end of Hillside area is less than 20' wide. Concerning the FAR, the Applicant filed under previous Hillside requirements.

Mulholland DRB Hearing Synopsis

A presentation of the project was made to the Mulholland Design Review Board on August 3, 2017 by Applicant representative Roger Sorkin. Based on notes submitted by WHWCNC Representative Heath Kline (neighbor on Alhama) the following are some of the issues raised:

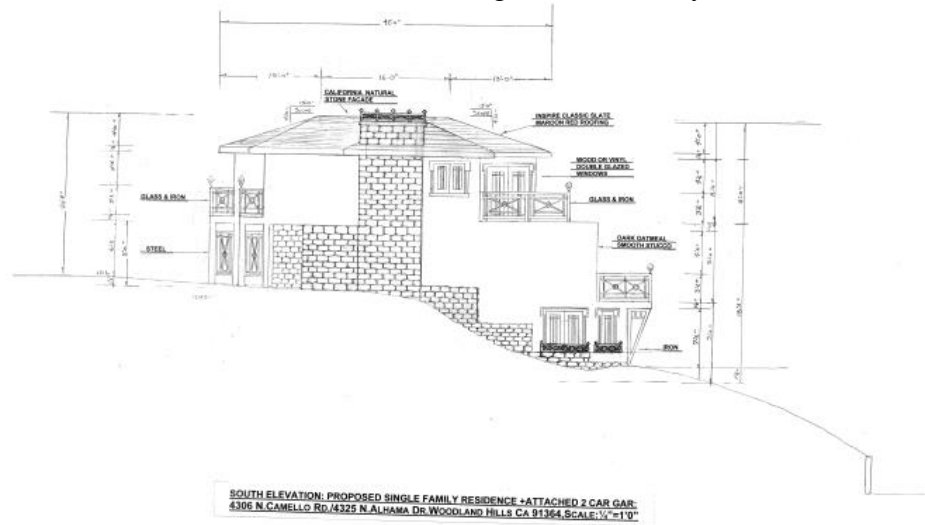
- Pavement permeability issue.
 - Sample pavers submitted for driveway and walkway not permeable.
 - Representative failed to explain that pavers will have gaps between them which would be filled with faux grass.
 - Updated sample board to show permeable pavers/grass solution are requested



View showing rear (east) elevation and side (south).

- “Oatmeal” color stucco deemed too light for color palette.
 - Architect’s color choice taken from MSP color palette, but was requested to choose a darker color.
- Stone/brick elevator column on southwest corner of structure is too massive and lacks articulation.
 - Architect to update plans and submit new renderings to MDRB.
 - Was suggested that planter boxes could be added to the base.
- Composition roof is “acceptable” but MDRB thought it was not in keeping with upgraded building materials and finishes used elsewhere on project.
 - MDRB suggested using a barrel tile roof.
 - Architect to present new roofing alternatives
- Rear elevation (east) of the structure lacks articulation and is too massive. Also, may be too high.
 - Applicant to present a composite plan for elevation that features structure on hillside showing natural and cut elevations with measurements for structure to determine if it is within maximum permitted heights based on the lowest of natural or cut grade.
 - MDRB stated they require a single page showing height configurations and terrain elevations.
 - MDRB was not specific as to massing but requested architect to reread regulations and make adjustments.

- A question from Applicant and NC Representative is: Does the top floor roof deck counted as articulation due to railing continuing to third floor. MDRB did not give clear guidance.
- Concern that drought tolerant plants in planters might not survive excess water coming from driveway.



Side (south) elevation showing relation to slope

- The MDRB seeks guidance from the WHWCNC that the design fits the context of the neighborhood.

Issues Cited by Neighbor(s)

A neighbor across Alhama Dr. near the property's back yard slope has cited numerous issues with the current state of the slope and the existing street. He has requested that the WHWCNC and the Mulholland DRB note the problems and request the City to rectify or have the Applicant rectify on-going problems at the time the house is being constructed.

Principal issues are:

1. Significant amounts of hillside soil from the lot are constantly washed down onto the already confined Alhama roadway. The sloughage and debris increasingly extends the "toe" of the hill well beyond the property line and covers existing asphalt in the right-of-way. The residual soil on the roadway does not include the portion that is washed downstream during high runoff flows which travel downstream to pile up at a low point near the golf course affecting many residents requiring removal by street services of several inches of mud blocking Rios Street.
2. Large "scrub" trees have taken root in parts of the vacant lot and are intruding into the Alhama roadway where cars and service vehicles

need to drive. They also interfere with utility cables which are not cleared by tree maintenance crews hired to trim “trees.”

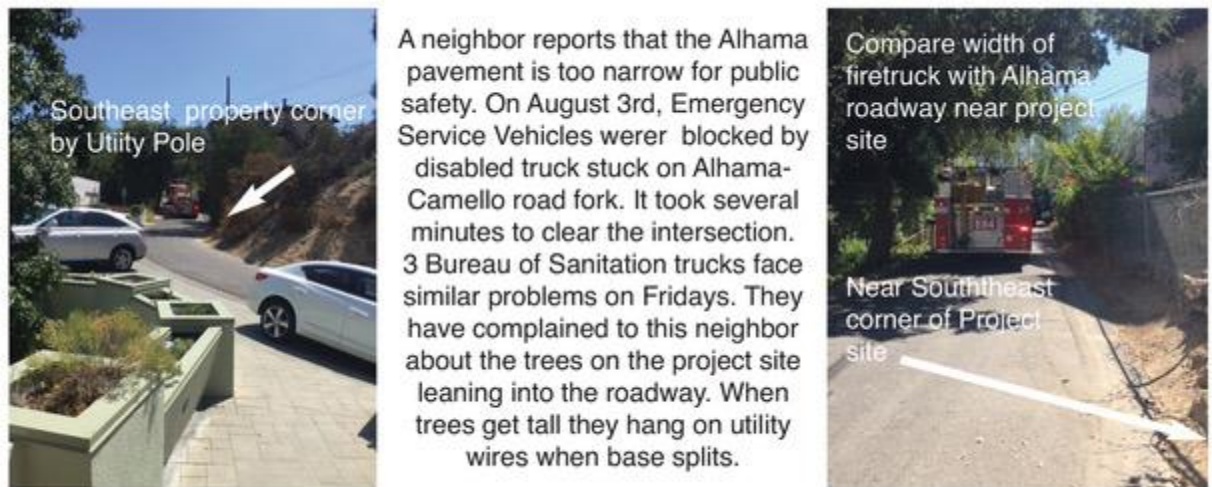
3. The lack of hill retention and proper drainage system for the base of property along Alhama is causing issue #1. Soil sloughing from rodents and water runoff during rains which carry mud and debris onto the Alhama Dr. roadway and parts beyond. This is a common problem in the hillside area.



Taken from ZIMAS 2011 Aerial picture background, this shows that the bush/trees and some hillside soil are in the street right-of-way narrowing the street to under 20 ft. wide.

4. City maintenance crews do not monitor hillside streets for removal dirt and debris unless called by homeowners by the golf course.
5. Alhama needs to be widened at the toe of the slope back to its original property line boundary because narrow width is hampering access for Sanitation, LAPD and LAFD emergency vehicles.





Analysis and Assessment

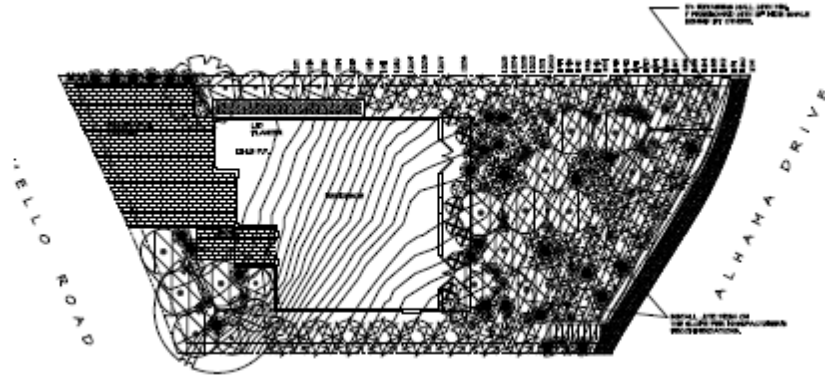
The Mulholland Design Review Board has the major responsibility for making architectural determinations in the Mulholland Scenic Parkway Specific Plan and has already indicated to the Applicant what design changes they wish to see made and presented when the Applicant appears for his second hearing. That oversight includes design, materials, colors, landscaping, etc.

However the WHWCNC has a major responsibility to the neighbors who abut or are near the project and could be impacted by some facet of the project.

Specifically, for this project, the backyard slope of the property is already having significant impacts on the Alhama Drive and Rios Street roadways

due to ongoing soil erosion onto the street, water runoff and the intrusion of “scrub” trees encroaching into the vehicular space.

Additionally, because of the “creeping” dirt erosion, Alhama--an already tight substandard hillside street--is having its drivable space confined and that may pose a major safety issue by impeding Fire and Emergency Rescue vehicles trying to get through.



Proposed landscape plan showing 5' retaining wall and gravel edge along Alhama on East and added trees and shrubs on slope.

Key Issues and Discussion Points

- **Architecture Design and Building Materials:**
 - Based on the reports from a WHWCNC Representative who attended the MDRB's initial assessment of the project, the majority, if not all, of architectural concerns have now been addressed by the applicant.
 - Although a color change has been requested by the MDRB, it should be noted that this area of Woodland Hills receive a substantial amount of summer heat at the higher elevation and lighter colors are preferable.
 - The concern over the initial choice of roof materials is echoed by the WHWCNC and should be upgraded if possible.
 - All balconies on the structure should have drainage systems conducting rainwater away from hill. Overflow to be contained, filtered and safely released without particulates onto Alhama Drive.
 - Excessive height concerns have been address in new design plans for MDRB approval.
 - Based on photos submitted by neighbor, the Applicant incorrectly states that the site is “not visible from

Mulholland.” The project is visible from portions of Mulholland Dr. east of Alhama Dr.

- **Landscaping and Site Issues:**

Critical issues concerning the current problems with the existing slope abutting Alhama Drive to be resolved before this project receives approval from the City.

Site Issues:

- All soil and debris that has run off or eroded onto Alhama must be removed from the city right-of-way back to the property line. The Alhama roadbed must be returned to its original width and if possible to the property line so that Sanitation, LAPD and LAFD Emergency vehicles can get through or pass oncoming traffic unimpeded.
- Alhama Dr. cuts into “Soft Bedrock” immediately to the north of the property indicating that soil on the property is of questionable depth and less able to contain significant amounts of groundwater and the possibility of slippage.
- A retaining wall or some hill retention system of suitable design to the MDRB must be put in place by the Applicant insuring soil and leaf litter from the slope no longer creep onto the restored/widened Alhama roadway.
- A rainwater/groundwater dispersal system (including a swale system if necessary) needs to be placed on the hillside and at the hill retention wall along the toe of the slope to collect all rain water and ground water, and conduct it without particulate matter over the Alhama roadway berm/curb onto the pavement. The purpose is to prevent hillside slippage, soil sloughing and water runoff/accumulation that weakens the integrity of the hillside.

Landscape/Hardscape Issues:

- All existing “scrub” trees and bushes on the property intruding over the Alhama Dr. right-of-way and affecting traffic and utilities should be removed.
- The submitted landscape plan calls for installing jute mesh on the back hillside slope and planting the majority of the slope with Yankee Point Ceanothus. While acceptable, the hillside slope needs plantings of shrubs and trees with much larger and deeper root systems in order to hold any potentially eroding soil.

- There is a lack of any significant tree specimens being planted on the north, south or east sides of the property. It is understandable that the Applicant wants to preserve maximum views from their proposed balconies, however this lot is in a heavily wooded area and the lack of significant trees is a negative in helping the project fit into the existing neighborhood and preserve a natural ridgeline. Several larger tree specimens should be considered for the downhill sides of the slope.
- The proposed paver choice for the driveway and front parking/walkway areas is a positive. However, there is a need to make the pavers more permeable.
- The irrigation system must have some form of “catch system” so that water does not accumulate at the base of the hill and can be safely conducted without particulate matter to the adjacent roadway pavement.

Resolutions presented by Applicant on 8/17/17:

Based on comments from the MDRB and discussions with neighbors and PLUM members, the Applicant has submitted revised building, site, landscaping and materials plans and has agreed to accept all conditions requested by the PLUM Committee. These include:

- Addition of 5’ retaining wall and gravel apron along toe of hill abutting Alhama.
- Revised materials to have permeable pavers with grass in-between stones.
- Added steel supports for front balcony.
- Architecture height now conforms to MDRB guidelines and parallels slope of hill.
- Has obtained soils approval documentation
- Investigating change of roofing materials to lightweight concrete/slate.
- Color changes to slightly darker MDRB recommended shade.
- Landscape plan now utilizes deep-rooted plants and additional native, drought-resistant trees (15-30 gal) for soil retention. Existing Oak tree to be retained. All new plants to have roots in mesh baskets to deter gophers.
- Jute mesh on hillside to hold initial plantings will disintegrate after two years after plants take hold.

Proposed PLUM Motion:

As pertaining to Case ZA-2017-1883-ZAD-DRB-SPP-MSP / ENV-2017-1884-CE, having held one (1) public meeting for the application filed by the Applicant's Representative Roger Sorkin, to build a 3-story, 2,240 square-foot home with an attached 400 square-foot 2-car garage on an unimproved 5,120 sf lot in the Outer Corridor of the Mulholland Scenic Parkway Specific Plan located at 4326 Camello Rd. in the Girard Tract and subject to the Hillside Ordinance, the Planning, Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council hereby finds that:

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

WHEREAS, the project is currently being reviewed and assessed by the Mulholland Design Review Board which has made specific requests for design changes to the project, and will review those changes at a future date; and

WHEREAS, the architectural design, materials and MDRB requested changes are acceptable to the WHWCNC PLUM Committee; and

WHEREAS, main issues with the project concern eroding slope and debris impacting the viability of the Alhama Drive roadway and properties downstream on the roadways in the area, which the Applicant has agreed to rectify (see conditions); and

WHEREAS, landscaping and hardscape issues for the site have been discussed with the Applicant which he has agreed to address and correct (see conditions);

WHEREAS, the Planning, Land Use and Mobility Committee finds, if the erosion problems are rectified, the project to be a general assest to the neighborhood and the design to be better and compatible with nearby structures;

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 Roger Sorkin for Ana Maria Donatelli for the proposed project at 4306 Camello Road, Woodland Hills,

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.) Applicant will remove up hillside to 1 foot inside the property line, plus all soil and debris that has run off or eroded from his lot along the eastern border onto Alhama Drive and restore the roadway to the edge of the public right-of-way.
- 2.) Applicant to construct a retaining wall or install some other soils retention system at the toe of the hill 1 ft. inside the property line adjacent to the Alhama roadbed insuring that soil and leaf litter from the slope due to precipitation or animal activity no longer flows onto the widened roadbed and allows for clearance of city paving equipment. The City to pave Alhama Dr. up to property line with an asphalt berm in the retention wall setback along right-of-way.
- 3.) That a water dispersal system be placed along the top and base of the soil retaining structure to collect and filter all rain water and ground water, and conduct it to the roadway so that it does not weaken the integrity of the hill.
- 4.) Applicant to remove all existing "scrub" trees and bushes on the property that intrude over the Alhama right-of-way and impact traffic.
- 5.) All balconies on the structure to have drainage systems installed that will conduct rainwater into City approved water retention systems and not channel water onto the slope
- 6.) The irrigation system to have some form of "catch system" so that water does not pool at the toe of the hill and can be safely conducted to the roadway once solid materials have been filtered out.
- 7.) Excessive height concerns should be determined by the MDRB and mitigated if necessary.
- 8.) Hillside slope should have plantings of shrubs with large and deep root systems than those shown on the initial submitted landscape plan in order to hold any potentially eroding soil.
- 9.) All plans presented at the August 17, 2017 WHWCNC PLUM meeting shall be dated as such and resubmitted to Planning as an (updated) project application submittal.
- 10.) All conditions herein that are agreed to by the Applicant 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, the Mulholland Design Review Board and Council District-3 Councilmember Bob Blumenfield of its findings, and its subsequent supporting recommendation to support approval of this application as presented on August, 17, 2017.

Motion: Martin Lipkin
Second: Ray Cole

Vote: Aye: 8 Nay: 0 Abstain: 0 Recused: 1
(Motion carries)