



**Notice of a Public Joint Meeting of the
Woodland Hills Warner Center Neighborhood Council Board and the
PLANNING LAND USE & MOBILITY COMMITTEE**
(as a possible Quorum – Majority of Board Members may be present)

**Thursday, April 19, 2018 – 6:30 pm
St. Bernardine's Church – Child Care Center
24425 Calvert St., Woodland Hills, CA 91367**

Stakeholders and the public are permitted to address the Committee on any item on the Agenda prior to the Committee taking action on said item. It is requested speakers complete a "Speaker Card" and hand it to the Chair. Comments from Stakeholders and the Public on Agenda items will be heard only when the respective item is being considered. Comments within the Committee's subject matter jurisdiction on other not appearing on the Agenda will be heard during the Public Comment period. Public Comment is limited to 15 minutes. Each speaker is limited to two minutes, unless waived by the presiding officer of the Committee.

Opinions, positions or actions taken by the Woodland Hills-Warner Center Neighborhood Council do not represent or imply similar opinions held by the Owner, Landlord, L.A.U.S.D, Business or representatives of any venue hosting a meeting of the Council Board, or Committee.

Meeting Minutes

1. Call to Order

The meeting was called to order at 6:35 p.m.

Members Present – Karen Koe, Peter Fletcher, Nancy McLean, Henry Rice, Lauren Coffman, Don Patterson, Martin Lipkin, August Steurer, Ray Cole.

2. Public Comment on matters of committee jurisdiction not on the agenda.

There was no public comment.

3. Approval of Minutes

4. Case No: ZA-2018-940; AA-2018-939

22858 W. Burbank Blvd., Woodland Hills, CA 91367

Discussion, first presentation, and possible action regarding a parcel map to subdivide a parcel into two parcels for the purpose of building a single-family residence on the new parcel with reduced front yard set-back of 9 feet, 9 inches in lieu of 20 feet.

Henry Rice is the case leader and introduced the case. The project is a large approximately 30,000 square foot lot. The owner wants to subdivide the lot into a 10,000 square foot lot that contains the existing home and a new, 20,000 square foot, flag lot to construct an approximately 5,000 square foot single story home.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

20929 Ventura Boulevard Suite 47-535, Woodland Hills, CA 91364

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The applicant Zion Mizrahi presented his plan. The current house built in 1935 is currently non-compliant with the 10-foot setback caused by the widening of Burbank Blvd. There are no plans for any modifications to the front house. The adjacent parcels include flag lots. The applicant shared numerous pictures of the existing lot condition.

Russell Barnsdale spoke during public comment. He lives immediately west on the flag lot. Mr. Barnsdale is concerned with the height of the proposed home and wants a single-story home to be built.

The committee discussed the case and asked the applicant questions regarding the existing conditions, when the driveway was constructed, and how the proposed house would sit in the lot. There were also questions to clarify the existing non-conforming front yard setback.

The following motion was made:

*As pertaining to Cases AA-2018-939-PMLA and ZA-2018-940, having held **(one)** public meeting for the application filed by the owner/applicant, Zion Mizrahi, requesting to subdivide the lot at 22858 Burbank Blvd. Woodland Hills, California into 2 lots, and construct a single family dwelling on the new created rear lot, the Planning, Land Use and Mobility Committee hereby finds that:*

WHEREAS, the proposed lot subdivision will result in 2 legal size R1-1 zoned lots; and,

WHEREAS, the rear flag lot configuration created is consistent with adjacent flag lots, and the R1-1 zoned community populated with several other flag lots.

WHEREAS, the existing single family dwelling exterior has not been expanded or modified, and will remain in the current location; and,

WHEREAS, the front yard setback adjustment requested involves a reduced front yard setback, below current requirements, that was created by the City widening of Burbank Boulevard before the turn of the century; and,

WHEREAS, an existing curb cut on the west side of the property will accommodate the new proposed 20-foot-wide driveway to access the rear dwelling;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted applications for the proposed project at 22858. Burbank Blvd. receive the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

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 and Council District 3 Councilmember Bob Blumenfield of its findings and supporting recommendation to APPROVE these applications presented on April 19, 2018.

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Motion: Henry Rice
Second: Lauren Coffman

Vote: ***Aye:*** ***Nay:*** ***Abstain***

Martin Lipkin made a substitute motion to return with documentation of current conditions of the existing parcel and an accurate parcel map. No second was made.

The committee further discussed the project and discussed ideas of moving the existing house to comply with setback requirements and to consider aligning the new parcel boundaries with neighboring flag lots.

The applicant was directed to return with an updated parcel map reflecting current conditions and a site plan for a new lot. The applicant was also requested to substantiate the existing garage conversion, proof of legal curb cut, additional photos of current condition.

After further discussion, Henry withdrew the motion.

5. Case No: ZA-2017- 841 ZAD ENV-2017- 840-CE
4798 Abargo Street, Woodland Hills, CA 91364

Discussion, first presentation, and possible action regarding construction of a 1,300 SF three story single family residence with attached 2-car garage on a current vacant lot. The proposed project is new construction of 1,300 square foot living space plus 2-car garage located within the Girard Tract.

Ray Cole is the case leader. Carol Chan is the applicant and representative. Ms. Chan proposes to build a 1,300 square foot house with a 400 square foot 2-car garage. The applicant is requesting a variance for no front yard setback with a driveway that is constructed within the existing right-of-way of the unimproved, dead-end street. The proposed driveway for the property will be developed through a revocable permit. The applicant stated that her application is grandfathered under the old code that guarantees a 1,000 square foot structure with a 30% green building bonus.

The committee had extensive discussion regarding the driveway within the right-of-way and its proximity to the adjacent public open space. The committee also requested the applicant return with detailed information regarding the proposed house, how it will fit into the neighborhood, its proposed massing, height, materials, and landscaping.

6. Case No: DIR-2017-4381
4773 Cerrillos Dr., Woodland Hills, CA 91367

Discussion, first presentation, and possible action regarding the construction of a new 3-story single family residence with 5,632 square foot living area and 828 square foot garage subject to the Mulholland Scenic Parkway Specific Plan and hillside ordinance.

Lauren Coffman is the case leader and introduced the item. Lauren mentioned that this has gone to Mulholland Design Review Board who asked for redesign. Lauren reviewed the comments included in the case report.

Peter Dizaj represented the owners. Mr. Dizaj reviewed the existing drainage of the lot and the plans to address drainage including the construction of a swale along the north side of the lot, use of permeable pavement, and other design features such as cisterns to retain and control runoff. The committee discussed the drainage plan and suggested adding rocks and other material to slow down the water in the swale. The committee also expressed concern about water running off the parcel into parcels immediately across the street and adjacent to the parcel.

Vince Croal and Shirley Fount spoke during public comment expressing concern about whether building on the parcel will exacerbate existing slippage issues and where runoff will be directed to avoid damage to their adjacent properties.

The owner also made comments about the plans for the house. He is proposing to build a 2-story home with 11-foot side yard setbacks. He is currently re-designing the home to address comments from the Mulholland Design Review Board. Some initial comments were made regarding the design shown to the committee. When the item returns, the applicant was also requested to bring back a grading plan to understand how the driveway sits on the hillside.

7. New cases, review of current cases, and committee business.

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

The committee discussed the status of current projects and agreed to have a workshop related to the Committee's webpage at the next meeting.

8. Adjournment

The meeting was adjourned at 10:21 p.m.

Disabilities Act Notification:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 978-1551.

Brown Act Notification:

In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at www.whcouncil.org.

If you would like a copy of any record related to an item on the agenda, please contact:

j.fletcher@whcouncil.org