



**MINUTES OF THE JANUARY 9, 2020 MEETING OF THE  
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL  
PLANNING, LAND USE AND MOBILITY COMMITTEE**

**Members present:** Lauren Coffman, Peter Fletcher, Karen Koe, Sean McCarthy, Henry Rice, August Steurer.

**Members absent:** Martin Lipkin.

1. **Call to Order:** The meeting was called to order by Chairperson Lauren Coffman @ 6:35 pm.

2. **Public Comment:** Sean McCarthy reported that the man who sat down the street from St. Bernadine's was moved off the sidewalk because he made a suggestive gesture toward a child. Police removed him.

August Steurer reported 4621 Saltillo is back @ Mulholland and will be heard on Wed., Jan 15. Lauren is planning on attending the hearing. She wants to make it clear to Planners that we would not support the design unless it was changed.

August Steurer indicated minutes of Dec. 5, which were previously approved, should be revised/corrected.

3. **Approval of Minutes:** None to approve.

4. **DIR-2019-4861;** 22552 Uhea Road, WH 91364

Mulholland Scenic Parkway Specific Plan Project Permit compliance (major SFR, outer corridor) pursuant to LAMC Section 11.5.7, and design review, pursuant to LAMC section 16.50, for a new 3,290 SF single family residence with grading, on a vacant lot in the R1-1 zone

**Discussion:** Project was approved in 2008 but later sold to Applicant. Upper level is 3,290 sq. ft. Middle level is where bedrooms are. Has 3 bedrooms, 3 baths. Lot coverage is 20.3%. Key element is dome roof, Made minor changes to original design which was approved.

Committee reviewed list of issues found by Case Leader Lauren Coffman.

- Owner never pulled permit. Applicant rep showed Approval Letter of 2008 to Lauren. One of bigger changes is transitional height so design now steps.
- Baseline Hillside Ordinance ("BHO") did not exist in 2008 but does now so project will need to comply.

- Drawings fail to show projected plane line for determining building height. 25' which is maximum height for flat roof buildings is in middle of second story.
- Based on current building side yards should be 8', not 7'.
- Are there any BHO bonuses used?
- Is project connecting to sewer?
- Must bring exterior walls to grade. Structure cannot be exposed.
- Need to change proposed lighting. Mulholland Scenic Corridor Specific Plan exterior building lighting limited to path lighting. Applicant will violate exterior lighting.
- Applicant will provide landscape plan.
- Applicant will violate site drainage open site plan.
- Need to see staging area; where construction workers will park.
- Discussed exterior finish materials being used: Mulholland usually does not like white but prefers something more natural looking.
- Applicant will return to PLUM with revised design. They will produce revised drawings to the Case Manager before their next appearance.

#### **5. Future Agenda Items**

Committee members may raise issues for discussion at future meetings relevant to areas under the committee's purview.

#### **6. 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.

Reviewed PLUM Project Schedule/ Updated 1.9.20. Lauren will take Item #1; Sean McCarthy will take Item #2. Henry will take Item #12.

Lauren suggested requesting Applicants return to PLUM as a project update, once they receive final approval of their project. Should document PLUM's contribution to the Planning process. Sean stated that it would be best if the City, rather than the Applicants, were to make the project update presentation to PLUM.

**7. Adjournment:** The meeting was adjourned @ 8:35 pm.

Submitted by,

Karen Koe