



**MINUTES OF THE AUGUST 06, 2020 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCING ("ZOOM")**

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

1. **Call to Order:** The meeting was called to order by Chairperson Lauren Coffman @ 6:34 pm.
2. **Public Comment:** August Steurer noted that a project in which the WHWCNC Council Board voted against the project (the orange/yellow stripes/Califa project) was approved at Planning without any of the changes made by the PLUM Committee.
3. **Approval of Minutes:** the minutes of the meeting of July 02, 2020, by motion of Lauren Coffman with a second by Sean McCarthy, were approved by a **Vote of 7 Ayes, 0 Nays**.

The minutes of the meeting of July 16, 2020, by motion of Lauren Coffman with a second by Karen Koe, were approved by a **Vote of 7 Ayes, 0 Nays**.

4. **AA-2019-6661-PMLA 23349 - 23355 W. Collins St, WH 91367**
Pursuant to LAMC 17.50 C, an application for a parcel map to consolidate 2 arbitrarily cut parcels into one parcel to subdivide into 2 legal parcels (flag lot) to build a SFD on each lot. Review of Motion only.

Case leader Henry Rice presented the motion. Two changes were made to the motion.

MOTION: As pertaining to Case AA-2019-6661, having held two public PLUM meetings for the application to permit combining two lots and then subdivision of the resulting parcel, at 23349-23355 Collins St. Woodland Hills, into two lots, creating a flag lot in the rear, in an RA-1 zone, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, review of the property records reveals that the 90 ft. wide lot and the 30 ft. wide lot are not legally tied together; and,

WHEREAS, the large lot resulting from the consolidation of the two existing lots would conform to all applicable code requirements for an RA-1 zone; and,

WHEREAS, based on the Preliminary Parcel Map provided by the applicant, dated

10/15/2019, the proposed lot split does not involve a parcel landlocked by topography; and,

WHEREAS, the Preliminary Parcel Map, dated 10/15/19, provided by the applicant includes a rear flag lot that does not conform to the lot width requirement of minimum 70 feet at the midpoint for RA-1 zoned parcels as defined by Los Angeles Municipal Code (“LAMC”) Article 2, Section 12.03 and 12.07.c.4; and,

WHEREAS, the proposed lot split will result in a non-conforming flag lot increasing the density, in a very low density residential community as designated by the General Plan; and,

WHEREAS, the proposed lot split and subsequent development can unfairly restrict the animal keeping privileges afforded to adjoining property owners by the RA-1 zoning regulations; and,

WHEREAS, the proposed lot split and non-conforming flag lot will potentially create privacy issues and conflicts with adjoining residents; and,

WHEREAS, the proposed lot split and non-conforming flag lot and similar future development will change the character and semi-rural atmosphere of the Walnut Acres RA-1 zoned community; and,

WHEREAS, the CD3 Council Office and the South Valley Area Planning Commission have opposed lot splits in the neighborhood in the past, and there have been no new lot splits approved in Walnut Acres since 2006; and,

WHEREAS, most existing flag lots in the Walnut Acres community pre-date the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations.

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 the consolidation of two lots and then subdivision the resulting RA zoned parcel into two lots creating a flag lot, **NOT RECEIVE** the support of the Board of the Woodland Hills - Warner Center Neighborhood Council.

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 and Council District 3 Councilmember Bob Blumenfield of these findings, and its subsequent recommendation to **NOT SUPPORT** this application as presented on August 12, 2020.

By motion made by Henry Rice, with a second by Karen Koe, with a **VOTE of 7 Ayes, 0 Nays, 0 Abstentions, the motion passed.**

5. DIR-2019-4861-DRB-SPP-MSP 22552 W. Uhea Road Woodland Hills, 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.

Case leader Lauren Coffman presented the Case Report as well as several issues with the project. Applicant's representative, Stefan D, spoke in support of the project, highlighting the fire rating, the haul routes and the vegetative swale. The Committee offered various comments on the project.

Motion:

As pertaining to case DIR-2019-4861-DRB-SPP-MSP, having held three public PLUM meetings for the lot at 22552 W. Uhea Road Woodland Hills, 91364, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the proposed project substantially conforms with the Baseline Hillside Ordinance with respect to Building Envelope Height and Side Yard Setbacks, and the Mulholland Scenic Parkway Specific Plan / Outer Corridor with respect to building envelope colors and materials, AND

WHEREAS, the applicant has provided a construction phase parking plan and construction material storage plan, as requested by the PLUM committee, and has agreed to follow the *Good Neighbor Construction Practices requirements*, section 91.106.4.8 of the L.A.M.C., which will minimize the negative impact of construction projects on the surrounding community, AND

WHEREAS, the applicant has revised the exterior building colors to conform with the Santa Monica Mountain color wheel, AND

WHEREAS, the applicant has added a small degree of storm water management with LID planters and minimal vegetation swales to slow down the existing drainage pattern of sheet flow,

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 submitted by the applicant Javanshir Rad, for the new construction of a three story, 3,290 sq. ft. single family dwelling and a 477.9 SF 3 car garage, on a 18,240.47 sq. ft. *downslope* lot *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 exterior lighting will face downward and be designed for path lighting only, as required by the Mulholland Scenic Parkway Specific Plan.
2. The applicant will continue to work on a terrace grading plan with the Mulholland DRB and City of Los Angeles Grading division to create mitigation for the existing sheet flow of storm water, which currently will not support irrigation of the proposed planting.
3. The applicant will verify that the Overall Building Height, as defined in this report and the LAMC, is equal to or less than 45 feet by indicating the overall height on the same Overall Envelope Height drawing included in this report.
4. All plans presented on August 12, 2020 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
5. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions.

6. The applicant and owner will not submit any significant further updated plans or changes without first presenting them to the WHWCNC for support.

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 Council member Bob Blumenfield of these findings, and its subsequent recommendation to **SUPPORT** this application as presented on August 12, 2020.

By motion of Lauren Coffman, with a second by Sean McCarthy, with a **Vote of 7 Ayes, 0 Nays and 0 Abstentions, the motion passed.**

**6. DIR-2019-4531 4314 N. Canoga Place, Woodland Hills, 91364
Pursuant to LAMC 11.5.7 and 16.50, a major project permit compliance with design review within the Mulholland Scenic Parkway Specific Plan for new construction of 1,869 SF single family home / 3 levels over a 845.6 SF subterranean basement.**

Case leader Lauren Coffman presented the Case Report, highlighting issues regarding the Over Envelope height; the set back; the Overall Building Height; and the over square foot measurement of what the slope analysis allows.

Applicant Ashraf Hemmati spoke in favor of the project.

Motion:

As pertaining to case DIR-2019-4531-DRB-SPP-MSP, having held three public meetings for the application filed by the property applicant Ashraf Hemmati, concerning the new construction of a three story, 1,869 sq. ft. single family residence over a 845 SF subterranean 3 car garage, on a 4,371.4 sq. ft. substandard upsloped lot at 4314 Canoga Drive, Woodland Hills, 91364, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the project, though elegant in design, looms over the adjacent properties to the east and across the street to the south; And

WHEREAS, the project appears so much larger than any other structure on the block, though by square footage it is compatible; And

WHEREAS, the site being a substandard lot(less than 5,000 SF) and though the Total Lot Coverage is claimed to be 52.87% composed of building structures and hardscape, there is very minimal landscaping visible from the street;And

WHEREAS, the applicant has provided an interpretation of the Baseline Hillside Ordinance Maximum Envelope Height that is not supported by the definition of the Projected Plane Parallel To Grade, And
WHEREAS, the project's Overall Height of 50 feet exceeds the 45 foot height allowable for a Zoning Administrator's Authority to grant; And

WHEREAS, the project as currently designed, at 1,869 SF is larger than the maximum allowable of 1,702.47 sq. ft., as determined by the submitted slope analysis, and there is no justification for exceeding the maximum allowable; And

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings stated herein, finds that the submitted application submitted by the applicant Ashram Hemmati, for the new construction of a three story, 1,869 sq. ft. single family residence over a 845 SF subterranean 3 car garage, on a 4,371.4 sq. ft. substandard upslope lot , with a requested overall height of 50 ft **not receive** the support of the Board of the Woodland Hills - Warner Center Neighborhood Council

for the requested action.

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 Council member Bob Blumenfield of these findings, and its subsequent recommendation to **NOT SUPPORT** this application as presented on August 12, 2020.

By motion of Lauren Coffman, with a second by Martin Lipkin, with a **Vote of 6 Ayes, 0 Nays, 0 Abstentions the motion passed.** [It should be noted that Committee member Sean McCarthy left the PLUM meeting at approximately 9:00 pm and therefore did not participate in this vote.]

7. **DIR-2019-4606 21075 W. Topochico Drive, WH 91364**
Pursuant to LAMC Sections 11.5.7 and 16.50, specific plan review and design review for a new two-story single family dwelling with attached 2-car garage in the Mulholland Specific Plan outer corridor.

Case leader Martin Lipkin presented the project. New renderings and updated drawings need to be provided to the Committee. The Committee offered comments on the project as presented.

It was decided that the hearing on this project would be continued to the PLUM meeting of September 3, 2020.

8. **Future Agenda Items**
Committee members may raise issues for discussion at a future meeting relevant to areas under the committee's purview.

Committee Chair Lauren Coffman suggested hiring a webmaster solely for the PLUM Committee for content development. It would be a paid position. It should be a good tech person who can keep the content of the PLUM web page up-to-date. Lauren will discuss the matter further with Council Chair, Joyce Fletcher.

9. **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.

There is 1 new case, Case No. AA-2020-3128, for a project located at 22838 Erwin Street. Henry Rice will take the case.

It was also decided that In-N-Out should come back before the next PLUM meeting or PLUM will go forward with our original motion.

The Committee reviewed the PLUM Project Schedule/ Updated 8.5.20.

Items 8, 10, 14 and 16 will be on the Agenda for 08.20.20.

August Steurer pointed out that Item 10 is not on the City system, not on ZIMAS and he does not think the application is completed yet. Therefore, Item 10 will be remove from the Project Schedule.

Items 1, 5, 15 will be on the Agenda for 09.03.20.

The Committee discussed the work of the Committee and our trying to do our job as if the Planner and Plan checker were doing their job. It was noted that we keep the Planning Department honest.

10. Adjournment: the meeting was adjourned at 10:18 pm.

Submitted by,
Karen Koe