



**MINUTES OF THE NOVEMBER 19, 2020 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCING ("ZOOM")**

1. **Call to Order:** the meeting was called to order by Chairperson Lauren Coffman at 6:35 pm.
2. **Roll Call/Members present:** Lauren Coffman, Peter Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy (joined meeting @ 6:42p.m.), Henry Rice, August Steurer.
3. **Public Comments:** None.
4. **Approval of the Minutes:** the minutes of the PLUM meeting of NOVEMBER 05, 2020, by motion of Lauren Coffman, with a second by Martin Lipkin, were approved by a **Vote of 6 Ayes, 0 Nays, 0 Abstentions (1 Absent).**
5. **DIR-2019-4531-DRB-SPP-MSP 4314 N. Canoga Drive, 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 reviewed the history of the project at PLUM. The original motion on this project denied support. Lauren reached out to the City Planners but has had no response. Lauren then reached out to Ashraf, the Applicant who indicated that the file was complete; that no changes had been made to the project; and that the natural grade to the street had been added to the project drawing. The problem with the project is the overall height, the project is 5' too tall. Lauren feels we should tell the DRB how PLUM feels about the project, that as currently designed it is too tall.

Lauren presented the following motion, which was seconded by Peter Fletcher. The motion was then amended.

Motion: PLUM Motion / Reconsidered Same Motion as Original / 11.19.20

As pertaining to case DIR-2019-4531-DRB-SPP-MSP, having held four 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 appealing and compatible in design with the neighborhood, 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, as we understand it, from the Code for of the Projected Plane Parallel To Grade; And,

WHEREAS, the project's Overall Height of 46 feet, which exceeds the 45 foot height allowable for a Zoning Administrator's Authority to grant, and which the Applicant has not requested a deviation; 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 to exceed the allowable; And,

WHEREAS, the Applicant has not requested a legal deviation from the Code for the extra square footage;

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 Ashraf Hemmati, for the new construction of a three story, 1,869 sq. ft. single family residence over an 845 SF subterranean 3 car garage, on a 4,371.4 sq. ft. substandard upslope lot , with a requested overall height of 46 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 its findings, and its subsequent recommendation to **NOT SUPPORT** this application as presented on December 9, 2020.

The Committee offered comments on the project and suggested certain amendments to the motion.

By a Vote of 7 Ayes, 0 Nays, 0 Abstentions, the motion to NOT SUPPORT was passed.

(NB: by a vote of 6 Ayes, 0 Nays, 0 Abstentions, the original motion to NOT SUPPORT this project was passed.)

- 6. DIR-2020-0882-DRB-SPP-MSP 4505 San Blas Avenue, WH 91364**
New 3 story residence of 2,986 SF on a 10,334 SF lot with an attached two [car] garage of 361 SF. The project is located in the Girard Tract and the outer Mulholland Scenic Parkway Corridor. The project is subject to the Baseline Hillside Ordinance, Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan.

Case leader August Steurer presented the project, which is located downslope from San Blas, which acts as the ridge line; the back overlooks Mulholland Drive; is E of Topanga; W of Canoga; and is 1-1/2 floors below the street. August stated that the project seems to be compliant but is unsure of the height; it is an unique way of dealing with the Baseline Hillside Ordinance ("BHO").

The Committee then offered its comments and concerns on the project. Issues/concerns discussed included, but were not limited to, slope stability; cistern/rain barrels; landscaping/irrigation system, including watering of trees; terracing of the hillside; grading; parking on structure, off-site and on street; 5' high metal gate and its strength; size of the parking space on the side of the garage; tinting of the windows; color selection, i.e. silverado, titanium, charcoal; blocking of neighboring residents' view site; impact of building on site; soil removal (estimated to be less than 1000 cubic feet); and fact that plan has not been discussed with any of the neighbors.

August will revise the proposed motion on the project, which will be presented/voted upon at the next PLUM meeting.

- 7. DIR-2020-1334-DRB-SPP-MSP 4924 N. Llano Drive 91364**
Project permit compliance review for the construction of a new approximately 4,261 SF single family dwelling. The project is subject to the Baseline Hillside Ordinance, and the Mulholland Scenic Parkway Specific Plan.

Case leader Sean McCarthy presented his case report. Applicant Kamal Singh presented an update to the project.

The Committee then offered its comments on the project, including, but limited to, discussion of the new renderings/elevations; building height; BHO; height of wall at pool deck; landscaping; 11' high wall and how it will be hidden; pool, which is to be 3' to 5' in depth; and backfill requirement.

Sean McCarthy presented a motion on the project, which was seconded by Martin Lipkin. Modifications/amendments were then made to the motion. The motion is to be revised/amended and will be brought forth for a vote at the December 3, 2020 PLUM meeting; thereafter presented to the Full Board at its December 9, 2020 meeting.

- 8. Future Agenda Items — Combined with Agenda Item 9**
Committee members may raise issues for discussion at a future meeting relevant to areas under the committee's purview.
- 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.

The Committee reviewed the PLUM Project Schedule/Updated 11.18.20.

For December 3: Items 1, 2, 3, 10, 14 will be on the Agenda.

Sean McCarthy announced the he will now be attending the December 3, 2020 meeting.

- 10. Adjournment:** the meeting was adjourned at 11:15p.m.

Submitted by,
Karen Koe