



Planning, Land Use and Mobility Committee

**Case Report: Harridge San Feliciano
22241-22255 Mulholland Drive
Woodland Hills, CA 91364
APN 2076-023-019**

PLUM Committee Presentation: 04/20/2017



Case No: ENV-2005-2301-EIR

Site Location: 22241-22255 Mulholland Drive, Woodland Hills, CA 91364

Project: Proposed tentative vesting track map for 19 single family detached homes on an existing 6.2 acre parcel; removal of 15 protected trees; and construction of two nonconforming retaining walls.

Applicant: Harridge San Feliciano LLC

Representative: Brad Rosenheim & Chloe Chen of Rosenheim and Associates

Ad-Hoc Committee:

Project Description:

The applicant is seeking approval of a vesting tentative tract map to develop 19 detached single family residential parcels on an existing 6.2 acre parcel at 22241 and 22255 Mulholland Drive. The site currently has a vacant single family residential unit with miscellaneous additional structures and undeveloped land stretching toward San Feliciano Dr.

This project consists of the subdivision of the property into 19 detached single family residential parcels ranging from 8,018 to 24,658 square feet, the construction of a private roadway with access off of San Feliciano Drive, the removal of 15 protected trees, and the construction of two non-conforming retaining walls.

It is important to note that this project application does not include the design of the proposed single family homes. There will be future opportunities to discuss the design and size of the homes.

Analysis and Assessment:

Site Location:

The project is located on a large 6.2 acre lot spanning from Mulholland Drive to San Feliciano Drive. The parcel is bordered on the west and north by single family homes, on the northeast by the Girard Reservoir, and on the south by Louisville High School. The existing residential unit is located adjacent to Mulholland Drive. The parcel is highlighted in yellow below. There is a significant grade difference between the portion on Mulholland and a large meadow and oak savannah on the lower portion of the property near San Feliciano.



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The topography of the site does not provide for feasible access to the portion closest to San Feliciano Drive from Mullholland Drive.

The highest concentration of native oak and other trees appears to be the northeastern portion of the parcel.

Requested Entitlements/Variations

The applicant is seeking Zoning Administrator findings regarding the number and height of proposed retaining walls based on the nature of the property.

The applicant states that the property contains 155 protected oak trees and 11 protected California Black Walnut trees and the subdivision has been designed to minimize grading and maximize protection of trees resulting in the construction of 6 retaining walls.

The first determination relates to the height of one wall on lot 13 that exceeds the 3.5-foot limit in the front set back. The proposed non-conforming retaining wall varies in height from 1 to 8 feet within the front yard setback. See attached tentative track map for location of lot 13.

The second determination relates to the number of retaining walls per parcel. This request is solely for the number of retaining walls within the existing parcel. The applicant states that following the subdivision, the properties will be in conformance with the requirement of one retaining wall per parcel.

The request of the applicant related to retaining walls appears to be consistent with the topography of the parcel and the stated desire to minimize grading and protection of native trees. Care and attention should be made on the requested one-to-eight-foot retaining wall within proposed parcel 13 to ensure minimal visual impact to the adjacent neighborhood. This could be accomplished via landscaping and/or material choices for the subject retaining wall.

Traffic Impacts

The proposed tentative track map includes construction of a new private street with ingress and egress on San Feliciano, approximately 275 feet westerly from Cerrillos Drive.

The proposed location of the new street presents specific challenges based on current neighborhood conditions. San Feliciano has a speed limit of 30 mph and is a primary access to the existing neighborhood. There are no existing streets between Mullholland Drive and Cerrillos Drive, a distance of approximately 1,140 feet. San Feliciano has two significant curves within that distance and an elevation difference of approximately 75 feet. These facts present concerns for the safety of ingress and egress from the proposed street location. The photos below show the curve that is within approximately 150 feet of the proposed new street and the view looking towards Cerrillos Drive. The curve and speed of the street could result in safety concerns with vehicles entering and exiting the street.

Looking southwest on San Feliciano from approximate location of new street.



Looking northeasterly from approximate location of new street.



The applicant should consider moving the ingress and egress to match the existing intersection at Cerrillos in order to minimize potential vehicle conflicts on San Feliciano Drive.

Tree Protection

The subject parcel contains a significant example of an oak savannah. The applicant request removal of 15 of 166 protected trees. It is unclear from the application package and the tentative track map exactly how the protected trees will be preserved while minimizing impact from the construction and ongoing use of the new parcels. The developer of the parcel should be required to develop a detailed tree protection plan prior to start of construction.

A key consideration of the ingress and egress is balancing the protection of trees with the desire to minimize any safety risk associated with the new road. Special care and discussion should continue regarding these two goals.

PLUM Committee Concerns:

The project was discussed at the September 2016 PLUM Committee meeting. At that time, the committee discussed concerns related to traffic, ingress and egress of the site, the size and location of the houses (e.g. one versus two stories, the protection of trees, and the ability to prevent future second dwellings. The owner’s representative discussed converting one of the 19 lots into a park. There was also discussion about creating an HOA to manage the park and provide additional future development controls.

PLUM Motion:

As pertaining to Case ENV-2005-2301-EIR, having held ___ public meetings for the application filled by Harridge San Feliciano LLC for a tentative vesting track map for 19 detached single family homes at 22241-22255 Mulholland Drive, Woodland Hills, CA 9136, the Planning, Land Use, and Mobility Committee of the Woodland Hills Warner Center Neighborhood Council finds that:

WHEREAS, the applicant submitted a proposal for a tentative vesting track map for 19 detached single family homes lots with one utilized as a park, removal of 15 protected trees, construction of one non-conforming retaining call, and a private street with the provisions of a R-1 zone; and

WHEREAS, once approved, the number of retaining walls will be in compliance with R-1 zoning requirements; and,

WHEREAS, one retaining wall on proposed lot 13 will be non-conforming with R-1 standards by exceeding the 3.5 height limit; and,

WHEREAS, the applicant proposes the removal of 15 protected trees; and,

WHEREAS, the applicant proposed the addition of a new private street;

THEREFOR, IT IS HEREBY RESOLVED that the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application from Harridge San Feliciano, LLC, for a tentative vested track map for 19 detached single family homes at 22241 and 22255 Mulholland Drive receive the support of the Board of the Woodland Hills Warner Center Neighborhood Council contingent upon the following conditions:

Conditions

- 1) The applicant shall relocate the egress and ingress to the project to align with Cerrillos Drive.
- 2) The developer shall develop and review a tree protection plan with the Planning, Land Use, and Mobility Committee and Environmental Committee prior to the start of construction.

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 City Planning Commission, and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent supporting recommendation to approve this application as presented on ____.

___ Ayes ___ Nays ___ Abstentions