

G.A. ENGINEERING INC.

19562 VENTURA BLVD. SUITE 230

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CASE No DIR-2017-5165

DATE: November 30, 2017

DESCRIPTION

17436-17444-17454-17458 W CHATSWORTH STREET

INTRODUCTION:

Subject property is a combination of 8 lots C1-1XL zoning AND 2 lot P-1XL zoning (across alley), located on the SOUTH-WEST corner of Chatsworth Street and Encino Avenue. The total area is 48,241.3 SQ.FT.

The construction of 3 stories mix-use residential/commercial building has a by right density bonus of 44 units which allows 10 more units (22.5%) which totals to 54 residential units and 6,791 SQ.FT. of commercial space. Parking for residential units will be provided on site. Commercial parking spaces will be provided in the adjacent lot across from alley. Residential parking to be provided according to option 1. The project is not requesting any incentive.

GRANADA HILLS SPECIFIC PLAN

The subject project is located in the specific Plan Sector B.

- SECTION 6.

HEIGHT LIMITATION:

This mix-use residential/ commercial project is limited to a maximum height of 30 feet. The project propose one story commercial on ground and (2) residential building.

- SECTION 7.

1. LANDSCAPING, SETBACK AND SCREENING.

C. Landscape includes shrubbery and flowering plants, trees, shade trees, ground cover. Drip irrigation system to be provided.

D. The setbacks have 50% landscape. The rest to be cover with permeable pavers.

E. The proposed trees for the project are 36" and 24", distributed in parking set back and mix-used building.

F. No street trees are proposed for this project.

2. SCREENING.

A. Roof top equipment, such as air conditioning units, wireless telecommunications facilities, and other permanent equipment to be screened from public.

B. Trash and recycling room are located inside parking garage.

COMMERCIAL PARKING LOT, LANDSCAPING AND SETBACKS.

- a. The total parking area is 15,816.67 sq.ft., the minimum landscape to be 10% = 1,581.6 sq.ft. Provided is 2,595 sq.ft.
- b. The parking is on ground.

SCREENING:

- a. The commercial parking located across alley over Encino Ave. has a 4'-2" setback, screened by a solid, decorative Masonry wall with a continues height of 3.5 feet.
- b. There is an existing block wall with 6 feet height, separating the commercial parking from single family residential neighbor.

SETBACK

The proposed project has several lots together, Per section 12.21C1, the front setback is over CHATSWORTH STREET with 22.5 feet from property line.

SECTION 8.

A. COMMERCIAL BUILDING:

The commercial area has 6,791 sq.ft., per this section 3 parking per 1,000, total required is 20. The project provides 42.

- D. Residential parking to be provided per Option 1. Density bonus that allows
- for 1-bedroom unit= 1 parking
 - 2-bedroom unit= 2 parking
- Total 80 parking for residential.

SECTION 9.

DESIGN:

A. ALL SECTORS:

1. The street frontage façade at the ground floor has a brake in wall surface by windows, Pedestrian entrance with a tower. The average break is every 15 feet.
2. The ground floor surface to be cover with permeable pavers.
3. All exterior windows bars and security gates, are consistent with Spanish Colonial architectural Style.

B. COMMERCIAL PROJECTS:

1. 50% of the surface area of all exterior wall along Chatsworth ST. ground floor, has transparent pedestrian entrances and windows. The bottoms of the window openings are flush to the ground (zero feet above ground level).
2. Encino Ave set back has trees that will provide shade.

DESIGN GUIDELINES AND DESIGN ELEMENTS FOR A BUILDINGS

GUIDELINE 11: PREFERRED EXTERIOR MATERIAL

Exterior walls have white stucco flat surface, smooth.

GUIDELINE 12: IRONWORK USE

Dark gray/brown Ironwork is proposed in railings, security gates, and in gable accent.

GUIDELINE 14: ROOF-LINE

The roof line has a variety of gable roof, stair tower that enhance the residential building entrance.

GUIDELINE 16: ARCHITECTURAL DETAILS

Building architectural details to enhance the traditional Spanish colonial style that includes:

Columns, timber decorative trellis in brown, balconies, ironwork, wood shutters and awnings.

GUIDELINE 17: WINDOWS AND DOORS

Windows and doors to be recessed minimum 3". Arched and rectangular tops are incorporated.

GUIDELINES 20: AWNINGS

Commercial ground floor is proposing AWNING fabric with ironwork supports, burgundy.

